

BHOA BOARD MEETING MINUTES

October 17, 2006

The meeting was in Susan McCann's home.

ORDER OF BUSINESS

Meeting called to Order

7:35 p.m.

Attendance

The board members present were Dean Holmes, Phil Stack, Alan Pollock, Chris Wertzberger, Mike Roman, Susan McCann, and Judy Minton. Terri Schmidt and Rowell Sargeant were absent.

Approval of Minutes

September 18th Minutes were approved.

OLD BUSINESS

Front Entrance Work

The new lamps and decorative lighting have been installed at both entrances to the neighborhood. The approved portion of Pitzer's work (stump removal, cedar planting, and decorative landscaping at the west entrance) has been completed.

Streets

Dean had two one-on-one meetings with Councilman Ryan regarding repair of streets other than 147th. He told Councilman Ryan that if he was able to get the repair help we needed from Public Works for 3 to 4 additional streets in our subdivision in need of repair that we as a Board would make sure all homeowners were made aware of his efforts, and that we would invite him to our January meeting to discuss his platform for the March election. Dean indicated that Ryan was instrumental in getting the N.W. 150th bridge project back on track after several delays. According to Public Works and Ryan the bridge should be completed before Thanksgiving. The contractor and the city have told Dean that the concrete and road work should start October 31st.

Maintenance Day

Mike Roman reported that the flyers did increase the attendance of homeowners for participation in Maintenance Day. Mike also reported that the ditch cleaning should be done in both the spring and fall. The removal of white curb paint from east entrance was not successful. Sandblasting would be required to remove the paint and Dean has bids for the job for \$500 and \$700. A motion to proceed with the sandblasting was delayed and Chris asked that it be postponed until we have the proposed 2007 budget in place.

Halloween Festivities

Bev Ahlefeld purchased the items and supplies she needs for the kids, and stayed under budget as well... The flyers for the event were distributed to all homeowners by Dean Holmes.

Financial Summary

Chris Wertzberger had prepared a financial report with 2006 budget, actual expenses through August, and projections for the remainder of the year. He reviewed the report with the board. There appears to be only \$700 still available to stay in-budget, so further expenditures are not recommended. There should be a \$100 allowance put in the 2007 budget for Pitzer's clean-up after the 4th of July festivities. Mike suggested that we earmark the transfer fee's collected at closing of home sales for an Emergency Fund. Everyone pretty much agreed that was a good idea. The pool requires some maintenance and repairs, including holes in the bottom floor and tiles, as previously noted in the June minutes. Dean asked if Chris is getting what he needs from NSC. Dean requested that Chris make a list of his "monthly needs" from NSC which Dean and Phil will refer on to Bob Shoemaker. There was \$470 revenue from directory sales. Ad sales paid the cost of printing. Two of the block captains have not yet collected for the sale of directories. Because the BHOA bylaws require an audit to be conducted annually, Dean solicited bids and was quoted prices ranging from \$1500-3000, Chris indicated that this expense was not necessary and that most associations do not conduct, not can they afford an annual audit. A motion was made for Chris to devise a plan for reviewing the Homeowner's Associations financial records which would eliminate the need for an audit. Board approved the motion. One suggestion was to enlist a qualified accountant/CPA from our homeowner ranks to review the financial records in exchange for their annual HOA dues. Future boards will have to determine how to deal with the audit issue.

NEW BUSINESS

Pool keys

We have a problem with non-resident teens having access to the pool. A motion was made to change the locks and get new pool keys. This motion was postponed until January since the pool is now closed and padlocked.

Sprinkler System for Commons Area

The watering for the commons area now depends on homeowners around the area to voluntarily install the sprinkler heads. Dean asked Pitzer to give us a bid for the installation of a sprinkler system using the existing core pipeline. Pitzer quote \$6,125 (for 7 zones), \$1,750 (for 2 zones), and \$5,250 (for 6 zones), dependant on the zoning we request.

Prioritize Expenditures

Expenditures should be prioritized in January. It was determined by those present the repair of the hole in pool should take precedence. Phil says that the repair can be made without draining the pool. HOA dues may need to be increased, but could remain the same with pre-payment. Volleyball court discussion was postponed; Susan stated that

she would have more details on the expense of installation at the January meeting. Dean suggests that board members bring their “wish-lists” with estimated costs to January meeting. Dean indicated that a couple of homeowners had expressed a strong interest in wanting to make Brasswood a gated community. Whether or not this made financial sense for the neighborhood at this time remains to be seen, although Dean did say that he would investigate the cost/maintenance factor of installing gates. Discussion of this item was postponed until the first quarter of 2007.

CLOSING REMARKS

The board discussed picking a better time for meeting.
January meeting is tentatively set for Monday, January 22 at Dean’s house at 7:00 p.m.

Susan reminded us of Christmas Caroling Event. A question was raised about decorations for the entrances (Dean will check with Colleen)

Meeting adjourned 9:40 p.m.