

January 14, 2024 HOA Board Meeting Minutes

The meeting was called to order by Jack Stephenson, HOA President at 7pm. In attendance were 27 homeowners and 6 board members. The following was discussed.

- Financial Review
 - All good, accounts balanced and came in under budget.
 - Most interest in years, >\$1,000
- Pool House
 - Started reconstruction of pump room and bath rooms. Some of the drywall is completed and wood rot has been removed and replaced. The pool house will be painted when weather permits as well and the sign at the entrance
 - Need to replace pool signs
 - Pool vendor can help with these
 - Figure out which are mandatory
 - No lifeguard, no glass, etc.
 - Repopulate pool repair with repair budget, out of maintenance
 - Pool costs \$600/week to have open (chemicals/cleaning, etc.)
- Landscaping
 - Vendor sold to new owner, verified contract for 2024
 - Discount for payment by 2/15/24
 - Check backflow for pool land is required and completed by them
- Sidewalk in front of the pool
 - City code for snow removal
- Property
 - House next to the pool is under foreclosure - will likely settle
 - Quite paying on it since May
 - We have a lien against it for HOA dues
- Nominations for the Board
 - Brian Funk
 - Lisa Schoch
 - Mike, Howard, and Ray - re-upped their nominations
- Sheds - allowed only if it's attached to the existing structure (home) and limited to 6ft X 4ft X 6ft. Must seek architectural approval prior to installing by submitting brand, composition, and location on the architectural approval form.
- HOA to provide a dumpster that will be located at the pool parking lot to allow residents of BF to clean out garages of unwanted items. Restrictions include tires, paint, chemicals, or liquids.
- Electronic Payments for HOA dues
 - Credit Card through Stripe
 - Free for now for us and user friendly through Zoho
 - Data already uploaded

- Can email invoices
- Payment portal
- \$7.50 convenience fee for using the service
- Can still pay by check
- Working on getting updated email addresses
- First time will be trial and error
- Provide paper versions for those not responding via email

The meeting was closed and reconvened on March 26th at 6:30 pm to reach the minimum quorum per HOA guidelines. We received a total of 28 ballots for the board member election. Votes were counted and verified.

Howard Rinne – 21 votes
Mike Bonebrake – 24 votes
Ray Matz – 20 votes
Lisa Schock – 20 votes
Brian Funk – 8 votes

The board now consists of the following members:

Jack Stevenson – President
Ray Matz – Vice President
Howard Rinne – Treasurer
Greg Austin – Secretary
Lisa Schock
Eric Schroeder
Mike Bonebrake

The Annual Meeting was adjourned at 7:10 pm