

BCV Board Meeting Minutes

June 11, 2022

Board Members Present – Janet Hancock, Karla Dobbs, Carla Craig, Danna Anders, Pam Kubiak

Officers Present – Billy Hancock, Karla Dobbs, Carla Craig

Property Owners Present – Carl Cummins, David Uptagrafft, Bob Cottle, Richard and Barbara Twardowski, Deanna Mesecke, Nina and Will Wooten, Darrell & Staci Glaesmann, Erin Escamilla, David Wishnewsky (did not sign in), Richard Ducoin (did not sign in)

- A. Meeting called to order at 9:00 am by Billy Hancock - President
- B. Pledge and prayer led by Billy Hancock
- C. Treasurer's report – Carla Craig – *Attachment #1a; Budget YTD Comparison #1B; Proposed New Categories #1c Motion to approve by Danna Anders; 2nd by Karla Dobbs, All approved*
- D. Approval of Board Meeting Minutes for 4/9/2022 – *Motion to approve by Carla Craig, 2nd by Janet Hancock, all approved – filed in meeting minute binder*

Topics for discussion:

1. Updates regarding the Deed Restriction Violation process. Pam Kubiak and Janet Hancock to provide information. This is an ongoing project and will require updates at each meeting. Pam Kubiak and Janet provided updates regarding Restrictive Covenant violations. Pam consulted with BCV attorney regarding next steps for properties not in compliance.
2. Updates regarding foreclosure process. What is the timing to begin foreclosures for non-payment of maintenance fees plus tag on for the Deed Restriction violations? It was mentioned at last meeting this will occur in 2022. Carla Craig and Pam Kubiak will move forward with filing the appropriate papers for properties discussed in Executive Session.

3. Property Owners letter dated May 15, 2022 mailed on May 14, 2022.
Attachment #2
4. Bathhouse repairs have been made except for the leaking toilet in the men's bathroom. Vote to replace/purchase new toilet. *Motion to approve by Danna Anders, 2nd by Karla Dobbs, all approved. Note – TOILET HAS BEEN REPAIRED without purchasing new toilet.*
5. BCV Get Together on June 4th took place and approximately 40 property owners attended. Thank you to all who volunteered. Additional thanks will be included in the July Newsletter. Donations received were \$157.00.
6. Automatic Pool Gate has been installed. John Prescott welded the required box onto the pool gate. Griffin Locksmith installed the components. Cost for box was about \$62.00. Cost for additional lock mechanism and labor to install/program was approximately \$1,300.00.
7. Discuss getting an updated property owners list and a delinquent maintenance fee list at each board meeting. Is there a way to export the list into excel for ease of searching rather than a paper copy? Carla Craig will create the new reports.
8. Vote on which item to put on ballot for additional HOA funds. (Special Assessment Fee or increased Maintenance Fees) only 1 estimate was returned for the swimming pool project. *Attachment #3* Board voted to approve the Special Assessment Fee *Motion to approve by Janet Hancock, 2nd by Pam Kubiak, all approved.* There was discussion about the most cost effective way to bring the pool back up to being efficient and safe for our property owners. One suggestion by Darrell Glaesmann was to demolish and rebuild. He volunteered to do the demolition since this might be a substantial part of the cost for a new pool. The Board (Karla Dobbs) with his help will contact pool contractors to determine cost.
9. Three Board Member positions will be voted on in the August Annual Board Meeting (this year the following board member terms are up. (Karla Dobbs; Danna Anders and Pam Kubiak) If interested in re-election your name will be put on the ballot. June 20, 2022 is the deadline to have all nominees added to this year's ballot which will go out with the July

Newsletter. This information was in the recent letter sent out to property owners. It has also been added to the HOA Facebook page.

10. July Newsletter was mailed by July 8th. *Attachment #4*
11. A peace officer was asked to attend this meeting due to property owner Richard Ducoin's behavior earlier this week to Board Members and other property owners. (Cussing, shooting the finger, calling names, very disrespectful). The Board will also have a peace officer at the Annual Meeting in August 2022.
12. Board meeting motion made to adjourn at 10:00 am, *by Karla Dobbs 2nd by Danna Anders.*
13. Board to meet in Executive Session after meeting.

Secretary BCV HOA

Date