

General Session Meeting: May 30, 2024 (virtual GoToMeeting)

Board members in attendance: Carol Coryea, Duane Fox, Nancie McKeary

Residents attended via phone or internet: (18+)

Meeting called to order at 6:30pm

- Carol called meeting to order and introduced current interim board members since two previous members resigned.
- Financial Update: Nancie provided current financial update of checking and reserves accounts as well as expenses for the past month of May. Informed everyone that the new Master Insurance Policy was received and has increased by 15%.
- New Board Volunteers Needed: Carol put the word out that new board members are needed. Carol agreed to keep her name in as a nominee to the board for at least one more year if she's voted in (she has completed 2 year term this year). Duane and Nancie only agreed to serve as interim members until the Annual Meeting takes place. There needs to be at least 3 people for a working board and 5 are preferred.
- Announced that the Annual Meeting is planned for July 13. Anyone interested in becoming a board member should contact Carol or Duane or Nancie before then.
- Landscaping/Plowing: Duane is seeking quotes from other landscapers in the area (of which there are few). He is also in contact with Dean from McGuire's to see if there is a chance of reducing his current quote a bit. He will follow up and report back when he has all information.
- Activity Committee: Carol asked if there is anyone interested in forming an Activity Committee for the community. This would include organizing things like yard sales and any social events to get people together. Anyone interested should contact Carol.
- Renter Concerns: There are a few ongoing problems that involve tenants that are renting units from BBE owners. Many owners feel that nothing is being done about the problems (dog feces, excessive propane tanks in garage, grills too close to units, toys and misc crap in yard, etc) despite numerous complaints. Nancie suggested we start incorporating fines on the unit owners if warnings go unheeded. Also, residents should contact Heather at MREM if they need to report a problem. She will send Joey to investigate. Carol has laminated flyers of Rules & Regs for rental units if anyone wants.
- Questions: 1. Why have rules & regs if no one enforces them? See above - also Carol promised to investigate this particular resident's complaint and try to resolve.
2. Regarding mold issues in some units and who should pay for removal - Resident asked why not put a claim into our Master Insurance for this issue? Answer: It depends on the extent and the cost to fix - also it needs to be determined if the Association is even responsible for the cost - it's not a given. Also we don't want to enter a claim unless it's an exorbitant amount - otherwise our insurance would skyrocket. This will be explored further by the board.
- Meeting Adjourned at 7:22 pm