

BPHOA BOARD MEETING
June 20, 2002

Attending: Mary McDermott, Brent Barrett, Deloris Lenhart, and Bill Wassmer, Marv Gallenson, David Maxwell and Linda James,

Absent: Robert Van and Larry Henderson

Also Attending: Bruce and Roy Bollinger

Visitors: Joe & Myrna Peterson, Karen Knigge, Teresa Garcia & John Bria, David Dawson, Marge & Delray Bench, Stacey and Gary Witzel and Kerry Shantz

Meeting called to order at 6:33 PM by Mary McDermott

Minutes approved as read.

Visitor; John Bria: Wants to appeal the letters sent to him about his two dogs. (A meeting will be setup).

David Dawson: Requested information about Ins. For condo and the name of the company.

Upset about not being able to take lake tubs into the swimming pool. (These are not allowed) He was reprimanded about his use of foul language to a board member and in the pool area where children were.

Delray Bench: Requested instruction and requirements about putting up a satellite dish.

Gary Whitzle: Unhappy about not getting a new deck (suggested it was because of the dog mess on deck (there has been several complaints about this), his name is still on the list was never taken off) although he will need to keep the dog mess cleaned up and off the deck, need's to teach dog to go elsewhere, also reminded about not parking on the street over night, only RV's have 48 hrs to load & unload.

Joe Peterson: RV Park no report.

Karen Knigge: Just visiting.

Kerry Shantz Complained about the noise in the swimming pool, thinks it is out of control.

The board recommended quite time after 9:00 PM and the pool monitors to ask for quite if needed.

Maintenance Report: Roy

- a. Had to change two main valves on the sprinkler system \$1,100.00.
- b. Vinyl fencing to be replaced at 4275 & 4371 Tartyon, 4269-4273 Dunmore, 1184 & 1188 Southampton and 1174 & 1178 Southampton, these do not need cement work.
- c. Decks put on hold for a few weeks.
- d. Swing set need's to be replaced (several complaints about it being old and in bad shape) cost will be about \$2,000.00.
- e. Gary Witzel is doing all electrical work in the park (half the cost for two times the work doing a great job), there are a lot of problems that will take some time to fix and replace the wiring that has never been done.
- f. Amount needed to do cement work, window wells, steps and fencing for a 4-plex unit is \$9,240.00, work on one unit will start soon.
- g. Requested that letters be sent from the architectural committee to several homeowners that keep sending in repeated requests for repairs on the same items where the work has been done. (Colleen Blotter & Jenny Cohoon are two that need someone to explain to them what has been done)
- h. New Fountains have been put together and placed in the ponds saved about \$150.00.
- i. Cat traps will be put out the first of July.(the playground is full of cat mess)
- j. Roy requested list of decks that need to be replaced never received this, has been replacing the worst ones first.

Architectural Report: Bob: No report.

Financial Report: Bruce (see attached reports)

- a. There was a notice of no-renewal (as of August 1st) from the Ins. Company the insures our Earthquake Ins., per Craig Crockett this is happening due to the 9-11 disaster, several Company's unable to insure due to the cost, (will be checking on a new company).
- b. Talked about the problem accounts, there are a total of 19 at \$23,875.80.
- c. Anyone that is behind on their monthly fees will not be allowed to use the pool or tennis court until they are current, pool monitors will be checking as people sign in.
- d. Complaint on the children at 4271 Gloucester roller bladeing and skateboarding.
- e. Complaint on two dogs at 4285 Gloucester
- f. Betty Riding requested tree be removed because of the mess it makes, other neighbors want it left.

Treasure Report: Brent

- a. Went over finances to see if there were funds to replace the swing set. (Board approved to replace it).
- b. Marv suggested setting up an account with the bank for credit & debit to aid homeowners in paying their monthly fees. Several institutions will be checked out by Bruce for cost of setup and monthly fees.
- c. Never set up a budget for playground. (will need to take from funds for the reserve account).
- d. Budget: 10K for concrete, 50K for decks, 5K for fences, 2K for garage doors, 5K for rain gutters, 15K for roofs, 10K for streets, 20K for siding and 14K for the reserve account.

Grounds Report: Deloris: Provided Roy with a list of items that need attention in the park weeding, trimming, adjusting sprinklers, painting, etc.

Welcoming Report: Dave will deliver packets to new homeowners while Larry is out of town.

CC&R'S Report: Mary: No report

Announcements: Mary:

- a. Ruth Emmett has requested a meeting with the appeals committee, do to letter she received in regards to two dogs that bark all the time and her garbage can that is left in her driveway.
- b. Elden Bodily will be the chair for the appeals committee.
- c. There was a request to chance the time sprinklers went on do to someone's dog getting wet (made the dog stink).
- d. Several calls on dry spots on grass where sprinklers don't hit
- e. Next meeting July 10, 2002

Meeting adjourned 8:30 P.M,