

BPHOA BOARD MEETING
August 8, 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: Myrna Peterson, Karen Knigge and Andrea Crittedon

Meeting called to order at 6:30 PM by Mary McDermott

Minutes approved as read for June. No Meeting in July do to the lack of a quorum.

Visitor, Andrea Critton: Concerned about the difference of square footage of condo in regards to condo fees and county assessor.

Myrna Peterson: Just visiting

Karen Knigge: Just visiting.

Maintenance Report: Roy

- a. Weeds are being pulled and bark chips were put in all of in the planting areas.
- b. The clutch is going out in the truck, it will cost about \$1,500.00 to replace it, Roy suggested looking for another truck that will handle snow removal, he will get some prices.
- c. The fence in RV Park need's replacing the current one is falling down, it will cost about \$3,400.00 (funds collected each year on RV rental's will pay for this). Motion made and all in favor to replace this with a vinyl fence.
- d. Three driveways were replaced \$5,803.00, The sidewalk at North entrance and one more driveway will be replaced before month end.
- e. Vinyl siding and/or stucco siding were put on hold till next year.
- f. Several units need paint and repairs (Roy need's the OK from some one on the Architectural Committee telling him which one's to work on, what to do and amount to spend.
- g. Owner at 1155 Norwalk drove on the new driveway and voided warranty on cement work, Motion made and all in favor to fine him \$100.00.

Financial Report: Bruce (see attached)

- a. EarthQuake Insurance will cost \$23,000.00 for the next year.
- b. Letter being sent to Debbie Bass appeals committee suggested cutting late fees if she pays past due amount by August 20th, \$85.00 in late fees will be waived A motion made all approved.
- c. Fines and letters being sent to Kyle Davis, Valerie Wallace, David Dawson and Mrs Hemmingway in regards to skateboards, roller blades and scooters.
- d. Fines also being issued to Kyle Davis Valerie Wallas and Mrs. Hemmingway for rudeness and bad language used toward homeowners and board members (by their son and renters son.
- e. Fine letter being sent to John Bria, Ruth Emmett and David Ashby (too many pets) and Christine Erickson (dog staked & attacking people).
- f. Several new liens have been placed on units for unpaid condo fees.

Architectural Report: Bob:

- a. (Per Mary from Bob) Letters have been sent to homeowners about decks, driveways and garage doors telling them these things will be taken care of when there are more funds.

Financial Report: Treasure Report: Brent

- a. Meeting set for August 21, 2002 to go over current budget items and set up a budget for 2003

Grounds Report: Deloris:

- a. Provided Roy with a list of items that need attention in the park weeding, trimming, adjusting sprinklers, painting, etc.
- b. Motion made and approved to remove tree at 4284 Hemingford Court (1/2 dead) will not be replaced.
- c. Motion made and approved to remove tree (north side) between 4233 & 4235 Waverly Court (over crowded area & sprinkler damage).
- d. John Bria's request for expanding his planting area was approved with signing of an agreement letter to take care of this area and pay all expenses and if he moves this will be needed from next owner.

Welcoming Report: Larry out of town.

- a. Motion made and approved to replace Larry Henderson's position on the board with Karen Knigge (Larry has missed the last three meetings) There are seven (7) new residents.

CC&R'S Report: Mary: No report

Announcements: Mary:

- a. Annual Meeting to be held on November 7, 2002
- b. The Private Property no trespassing signs have been taken from the entrance (new ones need to be ordered). A reward will be given to anyone with information about this.
- c. 4317 Haverford Court has water damage in the basement need's sheet rock replaced, motion made and approved.
- d. 1244 Thames court put up a gate on new vinyl deck will be sent a letter
- e. Letter & fine to be sent to 4274 about there dog (4 complaints).
- f. Next Meeting 9-12-02

Meeting adjourned 8:30 P.M,