

BPHOA BOARD MEETING
December 12, 2002

Attending: Mary McDermott, Deloris Lenhart, Linda James, Karyn Knigge, Chuck Berg, and John Bria
Late: David Maxwell & Mike Perlman
Absent: Bill Wassmer
Also Attending: Bruce Bollinger & Roy Bollinger
Visitors: Myrna & Joe Peterson

Meeting called to order at 6:30 PM by Mary McDermott
Minutes approved as printed for November with correction to the spelling of Karyn & Bria.

Visitors:

Joe & Myrna Peterson: Just visiting

Maintenance Report: Roy

1. There were 23 maintenance requests completed.
2. Bid from Rain Gutter Specialties was \$2,724.00 (\$2,000.00 had been approved for the year) for the rain gutters that had been determined to be done for preventive maintenance, architectural committee will look at this issue and only do the ones that are a real problem and need attention now.
3. Rain guttering has been ordered for 4281 Dunmore (current gutter is plastic) it will be a waist of time to put gutters on units that need siding work done unless it is an emergency.
4. Roy and Bruce suggested doing an assessment in order to be able to start doing some kind of siding on the buildings that need repair (some owners may be willing to pay half in order to get this done).
5. 1132 Norwalk requested an extra security light to be put in back corner (very dark in this area) motion made and approved to put up a two way motion light.
6. 1174 Norwalk requested a security light be placed on back of his unit (per Roy Mr., Hagblom is willing to pay for the light to be installed and the power) this was approved by all.

Appeals Committee:

1. Letter received from Mrs. Hemingway at 1235 Norwalk requesting that the park pay for her repairs of \$2,081.86 (per Roy this would have only cost \$500.00) she wanted her own contractor, this will be turned over to the appeals committee.

Financial Report: Bruce (see attached)

1. Passed out copies of letters sent to homeowners in regards to past due accounts and fines.
2. Reconciliation report off \$3.00 (bank error).
3. Wells Fargo charges a yearly fee \$35.00 for using there charge card and now will charge us a fee because we are not using there card more than once in awhile , Bruce will look into what Credit Unions and other banks charge.
4. Went over the problem accounts , there are (19) nineteen for a total of \$33,146.62. It costs \$175.00 to file a lien with the Attorney (this is charged back to homeowner) homeowner is also charged \$175.00 prep fee, Karyn says she can have liens filed for about \$70.00. Bruce says if he does this he will have to charge us for the running around. A motion was made and all approved to have Bruce and Karyn bring new information about this next meeting in hopes we will be able to save some money.
5. Auditor charged \$4,500.00 for the 2001 audit, Bruce will bid out for the next audit (this was way too much).
6. Suggested putting up signs saying (caution, area is hazardous due to the wet ground conditions) in order to keep lawsuits from occurring.

7. Attorney (Jim Blaksley) said the Automatic stay had been lifted on Judith Robertson so we could foreclose again but Judith would like to pay \$1,500.00 and make her regular monthly condo fee's plus some extra, Bruce suggested \$5,000.00 up front and get rid of the animals.

Architectural Report: Mike, No Report

Treasure Report: Dave, No Report

Grounds Report: John

1. Two car's were tagged (one removed car after notice) (other one requested a parking permit).
2. Holes in fence on South side of park (Church fence), Chuck will contact someone at the Church and see about getting this fixed.

Welcoming Report: Chuck, No Report

1. Bruce to forward list of new owners that will need packets.

CC&R'S Report: Mary:

1. Mary will make sure that Bruce gets the CC&R'S so they can be forwarded to the Attorney.

Neighborhood Watch :Bill Gray (reported by Mary)

1. A meeting was held 12-5-02 about 20 people attended, there are forms in box on the outside of the office for keeping track of when people are out walking and of what they see. Bill requested that they be filled out each time you walk and left at the office.

Mary: Announcements:

1. Letter from 4228 Derbyshire Ct. requesting some extra time to bring there past due fees & fines current before a lien is placed, the board approved to wait 30 days.
2. Letter from 4315 complaint about the leaves not being cleaned up.
3. Letter from 4237 Derbyshire about neighbor at 4322 Derbyshire using bad language and threatening them.
4. Complaint about 4223 Winfield having a dog run in the driveway. (This problem was solved).

Meeting adjourned at 9:00 PM