

## BPHOA BOARD MEETING

March 12, 2003

Attending: Mary McDermott, Deloris Lenhart, Linda James, Bill Wassmer, Chuck Berg, and Mike Perlman.

Late: John Bria.

Absent: Karyn Knigge and David Maxwell

Also Attending: Bruce Bollinger & Roy Bollinger

Visitors: Jack Perry (late arrival)

Meeting called to order at 6:35 PM by Mary McDermott

Minutes approved as printed.

### New Business:

1. Rita Hendrickson from Poulton Insurance Services, Inc presented an Insurance proposal. This will be compared with our current Insurance Company's bid.
2. Motion made and all approved to remove Karyn Knigge from the Board of Directors (do to the fact she has missed the last three meetings).
3. Jack Perry requested being able to leave the air conditioner in his garage window do to storing job related cosmetics (board approved to have Roy put the window back in for a charge of \$75.00 to homeowner, this was tabled until next meeting for further discussion).

### Finance Report: Bruce

1. Accounts receivable past due amount is \$27,425.80.
2. Mrs. Hemingway sent a thank you letter for the reimbursement for damages to unit # 49, she also requested the porch to be painted of s aid unit.

### Maintenance Report: Roy

1. 31 work requests completed.
2. Basement under office painted.
3. Working on back entry to office, bathrooms have been painted.
4. Office to be painted soon
5. Pumps in ponds are working.
6. Decks to be replaced at 4270,4271,4273, 4260 and 4268 Gloucester 1234 Southampton and 1158 Middelsex, there are four covered decks that will also be replaced. List to be supplied later.
7. Three dead trees still need to be re moved on 13<sup>th</sup> West.
8. Jennie Cahoon continually submits requests for items to be done that have been done in the past.
9. The fireplace that is vented out basement window on to front lawn at 1240 Norwalk was approved to be correctly installed by Roy.

### Mary (letters received)

1. Jerry Nordyke requested a tree to be removed between driveways at 4246 & 4242 Winfield (John will verify this).
2. 4250 Gloucester requested tree to be removed (John to verify).
3. 4238 Derbyshire complained about fine for having a for sale sign attached to there Condo.
4. Letter about a board member not cleaning up after their dog.
5. Complaints about trailer being parked on street in front of 4272 Taryton and the noise at night in the garage (there appears to be a lot of conflict between all the neighbors on this court).
6. Perry Stone at 4268 Gloucester requested permission to replace windows with same style in vinyl, motion made and all approved.

Appeals Committee: No Report.

Committee Reports:

Welcoming Chuck:

1. Requested more copies of the CC&R's for the packets to take to new homeowners

RV Park Joe: No Report

Architectural Mike:

1. Mike made a motion to pay Bruce \$800.00 to \$1,000.00 for putting evaluations of property on the computer (about 27 entries per unit) all approved.
2. Have had (4) four homeowners respond to letter on exterior problems and decision making for the exterior of buildings

Grounds Report John:

1. Jerry Nordke denied requesting crabapple to be cut down, we need these requests in writing.
2. Two boards are down at the end of Winfield and The Meadowbrook Condos, John suggested putting up a wire fence (pig wire) along the existing wood fence (he will get a price).
3. Cars are still parking in front of the red zone, John suggested putting up stakes & flags, and the no parking sign also needs to be turned to face West.
4. The Post Office Building needs some repairs to the inside floor, Mary will check to see who is responsible for this (Roy will get a bid together for needed repairs).
5. Bill still needs to contact scouts to remove derbies from under decks at 1191 & 1195 Norwalk.

Park Business: Mike

1. Discussion on the new proposal for Bruce and Roy, another meeting is needed to allow for more time so questions can be asked (scheduled for 3-26-03 6:30 PM).

Next board meeting April 9, 2003

Meeting adjourned at 9:30 PM