

BLAKELEY FOREST HOMEOWNERS ASSOCIATION
Board and Architectural Committee Meeting Minutes
SEPT. 12, 2018

MEETING LOCATION: TIMBERCREEK COMMUNITY CENTER—MEETING ROOM

IN ATTENDANCE: JACK CLARK, PRESIDENT/ TOM LINDGREN, VICE-PRESIDENT/ SANDY LAMB, TREASURER/ BARRETT WALLIS, UNIT 6P2/ (Board)and JOYCE BONCK and KATHY KELLY (Architectural Committee)

I) PRESIDENT REPORT

Jack welcomed everyone to the meeting and thanked them for all they are doing for the association and its members. He also reiterated that we continue to have a lot to do to as we strive to accomplish our Vision.

The vision of the Blakeley Forest homeowner's association is to support and maintain a positive living experience for its Blakeley Forest Home Owner Members.

A. 3 – 5-year Strategic Plan.

Jack provided the following initiatives that the Board may want to consider for inclusion in a much needed LONGER TERM PLAN.

- 1. New street signage.**
- 2. More street lights / uniform LED bulbs.**
- 3. Concrete sidewalk maintenance for cracked and broken areas as well as those improvements required to conform to the American Disability Act.**
- 4. Ongoing Maintenance and improvements of all common areas.**
- 5. Enhancing and updating brick walls at all 3 locations.**
- 6. Plan for road repair - working with the City of Spanish Fort**
- 7. Pave cul-de-sacs**
- 8. Expansion of surveillance system within the sub-division.**
- 9. Implementation of a quarterly newsletter.**
- 10. Identify and seek approval for needed changes and additions to our By-Laws and Covenants and Restrictions.**

Additional items for consideration will be canvased from the membership in the coming weeks and presented at the next Board Meeting by Board Members.

B. Board Positions

Jack reported that we continue to have Two vacancies on the Board (Units 1 & 2 and a Director-at-Large). George will forward the list of names of those members in Units 1 & 2 to the Board Members for any ideas as to who might be interested in serving on the Board.

II) TREASURER'S REPORT

Sandy reported that a complete financial report is not currently available.

Sandy reported the current Cash balance is approximately \$47,000 with 21 delinquent accounts. Past Due notices are scheduled to be mailed before the end of this month.

In addition to the implementation of a more traditional Income Statement to track revenues and expenses, Jack also suggested we should consider using a Balance Sheet to track receivables. This would aid in tracking/monitoring fees charged but not collected.

Sandy reported that the cost of Quick Books and its update costs are prohibitive and the cost and time to upload all the current information into a new system is prohibitive at this time. The Board agreed we would keep the existing system at this time.

III) CAPITAL PROJECT UPDATE

1. Blakeley Forest and Tara Blvd. entrances

Joyce reported that the work has been completed, except for installing a second flood light, for the BF sign. Thanks to Joyce for seeing this through to completion.

2. Surveillance System

Barrett reported; the final decision as to when implementation will begin will need to wait until we can resolve several issues, among which is, who will provide internet access 24/7. At this point, it seems Mediacom and AT&T are the only options, though we've been told that AT&T cannot be installed at the needed locations. He will continue to work on this issue to find a satisfactory solution to the problem. Thanks to Barrett for his time and effort working on this project.

IV) Next Meeting

Next Meeting – January 23, 2019 6:30 PM at the Timber Creek Community Center.