

# BEHA Board Meeting

6/13/06

Attending: Scott Converse(meeting recorder), Jenica Ziese, Mike Linsley, LuEllen Jacobson

Meeting called to order at 7:10PM

Items added to agenda:

- 3 page note from Tammy Stone. It was decided to read each part of Tammy's note as we went through the agenda instead of trying to digest it all at once.
- Lu's Excel solution Lu received a donated copy of Office 2003 from Scott so her treasurer work should be easier

## Agenda

### ***Meeting minutes distribution timeframe***

Distributing minutes soon after board meeting; everyone was in favor of this.

### ***Treasurer report distribution timeframe***

Motion made by Scott to make the treasurer report available to the board prior to each quarterly scheduled meeting. Second by Lu. Unanimous agreement

### ***Bylaw Updates***

**Action item:** Tom will provide electronic versions of the bylaws to Secretary and rest of Board by next scheduled meeting

### ***Survey results***

Motion made by Scott to table discussion and action on the survey until full board present. Second by Mike. Unanimous agreement.

**Action item:** Tammy will need to schedule a time in the next month that we all can meet and discuss the results of the survey and determine what action the Board should take going into the November annual meeting. The hot topic is playground equipment, but other issues exist and need to be ironed out.

### ***Maintenance***

#### **Boardwalk posts**

Tom's note mentioned posts that have dropped.

**Action item:** Mike and Scott will investigate and determine what needs to be purchased for repair. (This was completed right after the meeting. We didn't find any loose posts or post in need of replacement. A couple of posts have dropped and the joists need to be shimmed to add structural strength. Existing lumber is available to do this. Scott will repair over the next week)

#### **Pier**

Both Tom and Tammy had written thoughts on this. Board was unanimous in the need for a pier long-term for the neighborhood. Mike disagreed with Tammy's thoughts on floating pier due to shallowness of the lake.

**Action item:** Jenica will get quotes on pier replacement from Harbor Rec or Rock Co. Marina, and the Johnson's who might have discounts on pier supplies through Mark's work.

### **Entrance Signs**

Board was in agreement with Tom and Tammy's note suggesting that homeowners near signs provide assistance since they volunteered. Lu and Scott disagreed with providing cash prior to any repair. Give homeowner's ability to purchase what they feel is needed, but reimburse after they submit receipts to the board. Board agreed with the \$150 estimate Tom provided. Homeowners should be able to choose the materials they prefer for signs: wood has lasted 10 years so if that's easier, fine. Other materials can be investigated for signs if the homeowners wish to make the effort to investigate.

**Action item:** Tom will notify homeowners about reimbursement procedures and schedule tree trimming. Does he also want to do the power washing? Unclear.

### ***Electronic Files:***

Scott stated that biggest need is for Board to have access to association files (bylaws, covenants, meeting minutes, etc). Web site not needed; secretary can come up with whatever way they prefer: burn a CD, email prior to meetings, etc. Board agreed that web site was probably not necessary.

**Action item:** Tammy and Tom to meet and archive files; Tammy then can provide board with files in whatever way she wishes by the next scheduled meeting.

**Action item:** Mike then made a motion that the members should get a paper copy of the current bylaws and covenants in the next mailing sent out prior to the annual meeting. Second by Jenica. Unanimous agreement.

### ***BEHA membership records***

Lu is struggling to get the current information on homeowners and lot numbers from the township/county. Action item: Tom and Lu to meet to determine how to best get this info in the future during their meeting on how to use Excel for the treasurer reports.

### ***Other comments***

- Jenica voiced concern that for future annual meetings if the board proposes special assessments that more thorough details be provided to the membership prior/during meeting, and options be made available to membership to vote on.
- All board members expressed concern that while there is disagreement over what to do with common grounds and park, that making it possible for the neighborhood to integrate/mingle and interact with each other is important.
- Scott voiced concern over Tammy's comments about the board's need to act on majority items voted on by the survey. The survey was not a binding referendum, rather a tool to help the board get feedback. In addition, each board member needs to be able to make decisions on their own interpretation of information and issues of the association, it is not a requirement of the board to act on the feedback of the survey results even if 100% response occurred.