

BLAKELEY FOREST HOMEOWNERS ASSOCIATION

Board Meeting Minutes

JAN. 23, 2019

MEETING LOCATION: TIMBERCREEK COMMUNITY CENTER—MEETING ROOM

IN ATTENDANCE: JACK CLARK, PRESIDENT/ TOM LINDGREN, VICE-PRESIDENT/ SANDY LAMB, TREASURER/ BARRETT WALLIS, UNIT 6P2/ CHARLES NORFLEET, UNITS 3&4/

PRESIDENT REPORT

3 – 5-year Strategic Plan - The following items were identified as being those which the Board identified as the main projects for consideration in our longer term plan;

- **Street signage**— the feasibility of changing out the “standard” street signs presently in use (which are supplied and maintained by the City). Specifically, how many are required, what is the cost, and which design should be selected for installation? Chuck Norfleet has agreed to undertake this task and report his findings to the Board, at our next meeting.
- **Damaged sidewalks**— we have many sidewalks which are substandard because they are cracked and/or broken and unsightly, as well as unsafe in many instances due to uneven joints, which pose a safety issue. The Board is of the opinion this needs to be addressed as a top priority. Chuck, Kathy and Jack will arrange a meeting with Bill Menas, our City councilman, to discuss the urgent need to correct the problem.
- **Covenant modification**-Kathy has agreed to investigate the feasibility of pursuing this initiative. Sandy will contact a friend (who is an attorney) to obtain an informal, non-binding opinion as to whether a change can be made to our covenants. George (HOA Administrator) will assist, as an advisor.
- **Landscape maintenance**- Joyce outlined a number of maintenance issues that she believes require attention. Among those are, overgrown tree limbs that require cutting, a plan for seasonal flower plantings and more robust weeding. Joyce will contact Sexton Landscaping to review these, and determine any additional costs over and above our current contract and report at our next meeting.

Jack also reminded the Directors that we need someone to represent Units 1&2, as well as a Director-At-Large. If you know of someone who might be interested in a position on the Board, please let Jack know.

TREASURER REPORT

Sandy reported that the current cash balance in the bank as of January is \$49,000. Our past due accounts are 13. Sandy is sending our reminder notices on those accounts.

APPROVED PROJECT UPDATES

Entrances--- (Joyce) ---The remediation of the 2 entrance walls has been completed. Wrought iron has been re-painted, solar lanterns installed and the “pineapples” have been painted. Thanks to Joyce for all her hard work on this project.

Video Surveillance – (Barrett)—the equipment cost will be \$6,240; recurring monthly cost; (1) maintenance (\$170); (2) Internet connection (\$258). The preferred system will allow for 24/7 surveillance and on-line, real-time, recording of autos entering and leaving Blakeley Forest. The research effort to choose the optimum equipment package for our needs, as well as the internet service provider, has been lengthy and thorough. Thanks to Barrett for having devoted a great deal of time and effort to this endeavor.

Property Management Co.—(Jack) ---A revised proposal has been received from The Property Shop which provides all HOA administrative services.

The cost will be; \$500 (one time) set-up fee and \$3.50 per/lot/month. Following discussion of the proposal, a vote was asked for to accept the proposal as presented and begin the steps to effect the transfer. Motion to accept made by Barrett Wallis, second by Tom Lindgren, passed with unanimous approval.

Next meeting - March 20th 2019, 6:30 PM - Location to be determined.