

BLAKELEY FOREST HOMEOWNERS ASSOCIATION

Annual BUSINESS MEETING

MINUTES–September 12, 2017

Held at Spanish Fort Community Center

Members Present:

George Roberts, President, Representative 6/Janet Norman, Treasurer, Representative 5/Roxanne Conner, Secretary, Member/Tommy Bush, Member/Hollie Ruffin, Representative 3 & 4/Neal Bishop, Representative 6 part 2/Bob Weekley, Member-Nominee/Jack Clark, ACC

Call to Order – George Roberts

Prayer – Janet Norman

Pledge of Allegiance – Hollie Ruffin

George welcomed the attendees and then presented the BF HOA Board. He acknowledged the attending City Councilman Bill Menas, District 2, and J R Smith Jr., District 4.

Bill advised our Mayor Mike McMillan is on a well-deserved vacation, so he would cover a few of the latest improvements for Spanish Fort. He covered the new hours of the Spanish Fort Community Center. Bill advised along with the help of Dr. Barry Booth a new Flag Center will be added on Hwy 31 close to the overpass on the Causeway.

Bill advised the City received the ACE Community of Excellence award. This is to help the City develop strategic and comprehensive plans for short and long-term growth plans.

Bill advised we will receive grant money for completing the work of widening Hwy 31 (starting on Sept 29th), and the adding of sidewalks, on Jimmy Faulkner Dr., on Hwy 31 from Westminster Village to past Hwy 181. And sidewalks to be installed from Hwy 72 to the school on Hwy 225. These sidewalks will complete a loop from Hwy 31 around Jimmy Faulkner, Hwy 72 and the SF Elementary School. We are building a Park 'Integrity Park' on Jimmy Faulkner which will include 3 football/soccer fields, with parking and infrastructure, and a possible Dog Park. Redoing the Kids Park on Ember Lane. We are going to implement a City App., this will include events and emergency information, and the ability to contact the City through this App. The small project list has been corrected from being handled only once a year in the Fall to a list being handled on an ongoing basis. Beautification on mediums. SF has been awarded one of the safest cities, 27th in the United States. On Oct 1, The Mobile Pops will perform on the deck overlooking the lake with an Art Show inside the Community Center.

Bill also wanted everyone to be aware of the proposed plans to build a new BRATS terminal and a Park and Ride on Hwy 72, behind the SF Community Center. Bill advised he is our representative and his position is to represent and vote in the direction we want. He is requesting everyone to contact either

him or anyone on the City Council to let them know your opinion and if you are for or against the proposed BRATS terminal on Hwy 72. The City Council Meeting meets the 1st and 3rd Mondays at 6:00.

ARCHITECTURAL COMMITTEE

Jack Clark – Chairman

Jack presented his power point presentation. The role of the Committee is to work with the BFHOA to oversee Compliance to the Declaration of Covenants and Restrictions (DCR's). To receive, review, and approve plans (new and improvements), concerns of potential violations of the DCR's, to review the confirmed complaint of violations with the Board and as directed notify the Property Owner of the violation. Based upon the results of their efforts communicate the unresolved violation of the DCR to the Board for follow up. Jack advised the committee will not go around and look for infractions, it will respond to complaints only. This procedure is a complaint driven process, we want to treat everyone as our neighbor.

Jack advised they have received two complaints but only one complaint was an infraction to the DCR's and the infraction has been corrected.

Jack would like to see some improvements done to update our community. These improvements would help to increase our home values, that have been on a decline over the past couple of years.

PRESIDENT REPORT

George covered all the projects completed by the board members over the past year. George advised our board is made up of volunteers. George advised that in May George, Tommy Bush, and Jack Clark drove through the neighborhood and made a list of the items they feel need improvements and/or restorations. The utility boxes are owned by Riviera Utilities and they will not allow anyone else to repair or repaint. The Board will meet with Riviera Utilities soon to see if we can find a way to improve the appearance of these boxes. The broken sidewalks and driveways are the responsibility of the individual homeowner. Bill advised the City is presently considering our broken sidewalks. Of the 13 Common Areas 7 or 8 have sprinkler systems and they operate at different times throughout the day. The lawns are the individual responsibility. It is not in our covenants to mandate what you do with your lawn, we will be addressing this issue in the next few months to try and encourage everyone to update their property.

George reviewed the yearly Expenses for BF; common area maintenance-landscaping is \$15,000, lighting, water, misc. expenses. Giving us a base line of \$37,000. We have added \$5,000 for landscaping, basically \$25 per lot. George advised the water bill will increase but did not have the figures from Spanish Fort Water as of this date. We do receive the yearly assessment from all 210 lots of BF.

George advised our capital budget project for the remediation of our Hwy 225 entrance was completed in May of 2017, except for the landscaping. We are asking for additional money in the yearly assessment to cover the landscaping needed throughout Blakeley Forest. George showed pictures of the medians and common areas that need updating.

The Sidewalk Enhancement project will be an additional \$45.00 per unit of Blakeley Forest. This flat fee of \$45.00 per homeowner will cover the Power Washing of all Sidewalks, Street Gutters, Drain Coverts,

and brick mailboxes. This also includes a protective spray to prevent mold, fungus and the swirl pattern. The water is being supplied by Alabama Pressure and Steam Company. The work will start after September 25th on Units 1 & 2, and will then continue to the next unit, etc. This company will dedicate at least one crew to work full time on this job. Before the work starts a member of the Board will inspect all home sites of the Unit and then will also inspect the work once completed. Once completed correctly the Treasurer will provide payment for the respective unit. The owner of Alabama Pressure and Steam Co advised they would power wash anyone's driveway for a flat fee of \$100.00. We need to be advised prior to the work being started for the respective unit for the company to allot the time to include the additional work. The individual would have to pay for the driveway on an individual basis. If the individual would like additional work done then they would need to negotiate with Alabama Pressure and Steam Company.

TREASURER REPORT

Janet went over the expenses from last year and the proposed expenses for 2017 – 2018. Ended the year with \$1,290 more income than budget, more assessments were collected than budgeted. The Engineering drawings for the Capital Budget ran over by \$1,700. Leaving us with a net of \$486 budget. Budget for 2017-2018 will cover restoration projects and rebuild reserves of about \$5,000, ending this year with about \$2,000 cash.

The Annual Meeting took a ten-minute break for attendees to cast their ballot.

George advised we changed our website to a much easier to use site and we are in need of a Web Master. This would enable us to continue with our Website without having to pay for maintenance. We are still in need of a Secretary to replace Roxanne. If anyone is interested please contact George or Roxanne.

SECRETARY'S REPORT/PRELIMINARY RESULTS OF VOTING

Roxanne announced the preliminary results of all ballots received prior to and during this meeting:

Bob Weekley – Representative Units 1 & 2 = 17

Jack Clark – Member At Large = 80

2017-2018 Annual Budget = 74 yes and 16 no

Sidewalk Enhancement = 61 yes and 29 no (this was originally accidentally reported as 10 not 29)

Meeting was adjourned

Respectfully Submitted,

Roxanne Conner
Secretary