

Blairstone Forest Community Association Board Meeting on August 19, 2010

Attendees:

Jane McElroy, Warees Smith , Vesselka McAlarney (by phone), Whitney Hults-Richartz, Charlotte Hicks, Joanie Trotman, Terry Tenold

Meeting called to order 6:00 pm by Jane. Introductions made.

Board Members' Report:

Minutes from last meeting were unavailable but will be provided soon. First, diseased tree on 1684 Silverwood discussed. Mr. Waring doesn't want it removed, Board dealing with this thru attorney. Capital City Lawn Service issue discussed regarding conditions around the pond. HOA sending a letter to them asking for compensation for plants destroyed around pond. Lawn around the pond still needs to be mowed. Two decisions made via e-mail: property manager is sending out letters dealing with no trespassing signs and garbage cans. A dead tree behind Nestlewood will be removed.

Property Manager's Report:

1722 Brookside will not comply with requests to paint the porch. Joanie recommends the board should create a committee to come up with guidelines to deal with violations, fines, etc. Neighborhood Watch was also recommended to serve as part of the committee. Should a new committee be formed, a notice needs to be published 30 days before the next board meeting. It was suggested a representative from each sub-committee serve on the committee. This committee would be open to the public regarding membership, but residents currently involved in HOA procedures will be approached as well. The Board would give a final approval on recommendations.

The Markor situation has been resolved. The Board is satisfied with the outcome, regarding a settlement of \$5,000 to pay for landscaping. The thinning of the trees has been completed as well. Joanie would like to schedule a neighborhood walk about so residents can show her various elements of the neighborhood. The event will be scheduled hopefully by September. The piles of trees on the side of the entrance will be removed when the tree from Nestlewood is removed. The tree will be taken down within 48 hours. She also proposed that any maintenance issues costing less than \$200 is granted automatically, \$300 must receive 3 quotes, more than \$500 needs Board approval. Warees moved that a percentage of the maintenance budget be used regarding \$200 or less. If it passes the percentage, reviews for future payments need to take place.

Since it is within her contract, Joanie has authority to act on maintenance issues that will cost \$200 or less. She will not act upon anything until the Board is notified. Regarding the boardwalk, Brian Clark has proposed repairing the entire boardwalk for a total repair of \$12,400. \$6,000 will be paid up front for materials. Discussions of repaving roads will be determined in the future. Regarding assessments, tomorrow is the deadline to pay. A seven day grace period will follow, otherwise a lien will be placed on the properties.

Report of the Treasurer:

Current balance is: Checking \$34,221.21, Money Market \$10,958.42, Savings \$62.32, CDs are \$4,401.37 each, for a total of \$13,204.11.

Report by Bookkeeper:

Still looking for a replacement Bookkeeper.

Report by Pond Committee:

Mosquito fish will not be placed in the pond, but larvae site bricks will be there. The trees need to be thinned around the pond as well.

Report of ACC:

Garage door violations on Silverwood- Joanie recommends door hangers be placed on the residence to remind people about these types of violations. This will be handled at the next meeting or via e-mail.

1706 Silverwood Dr – large boat parked in yard several times, but each time less than 2 weeks. Need to provide guidance as to what 2 weeks mean.

Variance Request:

Want to cut down a tree between 1716 and 1714, but Stan says it's healthy. Llona rejected the request. The residents are worried the tree can topple over the house because the ground is very soft. They've lived in the neighborhood 23 years, but they are of the opinion that if the tree is a risk, it needs to be taken down. Nobody came to inform them about the tree's condition. The Board will be sending Stan over to look at the tree.

The next meeting is scheduled for October 14, 2010.