

**BFCA Board of Directors Meeting Minutes**  
**6:00 P.M. Tuesday, February 5, 2019**  
**Jack McLean Community Center Meeting Room**

**Call to Order: 6 p.m.**

**Attendance:**

Board Members: Llona Geiger, Virginia Sasser, Mike McCrea

Officers: Treasurer: Ben Clark Secretary: Margaret Stephens

Committee Chairs: Crime Watch: Frank Roycraft, Grounds Chair: Tracie Priest

Members:

Bill Walter, Mario Lopez, Fred Willes, Karen Willes, John McEachern, Keith Tucker, Sue Dinges, Bill Wintermute, Sylvia Ramos, Frank Roycraft, Ruben Castro

Guest: Kathleen Stephens (Margaret's Mom)

**Introductions:**

Llona introduced Mike McCrea as the newest board member elected two weeks ago. The members introduced themselves around the room.

**Old Business:**

The minutes of the January 24, 2019, meeting was unanimously approved via email on February 4, 2019.

**New Business:**

**President's Report – Llona Geiger**

All board members' signatures are certified and filed, enabling them to vote, enforce the covenants etc.

The stump on Silverwood near Harper's property was removed and was expensive due to the root ball embedded with the underground wires. The Harpers plan to re-plant, possibly a Magnolia tree.

Repairs to the fences, damaged from Hurricane Michael, are almost completed.

BFCA is expecting a check in the amount of \$4,343 for delinquent HOA dues on a Brookside residence.

Two residences are being renovated on Brookside and Silverwood.

A homeowner was charged a penalty in 2016 and now wants a refund. A letter was received regarding a \$1000 fine for fishing in BFCA property. The BFCA attorney received a copy of the letter and has responded. At this point the president's report was repeatedly interrupted by Bill Wintermute who interjected his opinion.

A resident's records request may result in a lawsuit against the BFCA. The BFCA attorney is aware of the matter.

The rental storage is up for renewal and an extension was arranged while the board looks at other options. The storage unit is \$50 a month and way out in Lamont. Other options include TPAM and a closer unit on Capital Circle (Budget) at \$44.25 a month. TPAM would be free but our materials would be combined with other neighborhoods. Budget Rental meets our security and privacy criteria. Llona motioned to move the storage to Budget. Virginia seconded and Mike agreed unless the costs of the move was prohibitive. Fred suggested also looking at the annual cost because we currently get 1 month free by paying annually.

Virginia reported that there is standing water behind Nestlewood, Brookside, and Silverwood rising close to homes and getting worse. Mary Marotta, whose property on Nestlewood was affected, had called the city drainage operations about it. Virginia met with the city representative and after walking the area concluded that the beaver dam was the culprit. As soon as the dam is destroyed the water will recede and drain naturally through the ditch. In addition, we need to do something about the beaver problem. Tracie Priest said the huge dam was behind her house, south of Brookside. Bill Wintermute expressed displeasure that the beavers have not been trapped successfully for two years and blamed Llona accusing her of negligence. John McEachern asked why we haven't gotten the city to help. The response was that the BFCA is responsible for these areas, not the city, even though the drainage and beavers come from other areas for which the city is responsible. Tracie Priest wanted us to remove the beavers first, then unlock the dams. Mike McCrea proposed and motioned to tackle both at the same time. The board agreed this is the top priority.

### **Grounds Report – Tracie Priest**

On the invasive plants, we are removing a little at a time in people's yards. Still looking at getting a work group removing sticks and trash. Tracie mentioned that the culvert at the lake was still crushed and needs cleaning. Keith Tucker reported, again, that there is a tree down on the dam bridge and he can't walk around the lake anymore.

### **Annual Elections – VP, President and Officers.**

Fred Willes took the floor with his records request findings that had not been properly submitted as an agenda item to the BFCA board prior to the meeting. Even so, the chair did not object and let him detail a list of alleged incorrect payments, late payments and payments missing invoices. Fred doesn't think that Llona and Ben should be managing BFCA finances. This provoked a lengthy discussion about the management of finances. Fred repeated his concern with not knowing about some payments.

Sue Dinges thinks every board member should approve every payment. That was her policy when she was president.

John McEachern described his background as a Business Manager and President of a billion-dollar bank. His has been in the business for 25 years and says this is the worst managed homeowner's association he has ever seen.

Ben Clark explained the process and disputed many of Fred's allegations. Ben, a CPA, checks the bank accounts every day and if invoices are wrong, Ben stops the payments.

Llona explained that a late payment on tree removal was due to soggy grounds and a delay in the stump grinding.

John said all invoices need to be date stamped. He is against TPAM and there is a huge gap between bill and payment. When asked for a solution, John said we should take personalities out and get above them. There is an HOA free website we can reference for best practices in a home owners association.

Llona stated that the board recognizes issues that must be straightened out with TPAM and plan to address some business practices.

John interjected that the issue with TPAM is that they are too big and BFCA is very small. TPAM is too big for us and we will get what we pay for. John suggested an in-depth conversation with the board on whether we even need TPAM. He suggested identifying exactly what we need in a property management company.

Llona explained that the board had already identified their needs when putting out requests for bids for a new management company before selecting TPAM.

John suggested that BFCA should have ongoing vendors on contract that we use all the time vs. a bid process.

Llona was unanimously elected to serve as president for another year.

Virginia was unanimously elected Vice President.

Ben Clark was unanimously elected Treasurer.

Margaret Stephens was unanimously elected Secretary.

Llona wants to have a discussion with the board of directors and TPAM rep to get our needs clarified. She thanked everyone for their interest in BFCA.

**Meeting was adjourned at 7:53 p.m.**

**The next scheduled Board of Director's meeting will be on Tuesday, April 2, 2019, at 6:00 p.m., at the Jack McLean Community Center.**