

BFCA teleconference meeting on Tuesday, April 6, 2021

Frank Roycraft, President; Tracie Priest, Vice President; Ansel Bubel, Director. Margaret Stephens, Secretary; John McEachern, Treasurer. Association Members — Mario Lopez, Maritza Mousa, Tommy Briggs, Dawn Aguero, Karen Willes, George Seliga, Virginia Sasser, Ranelle Christle, Llona Geiger, Jordan Bennett, Eleanor Franklin, Mary Brand. TPAM representatives – Tom Rowland, President; Cindy Hoogerheyde, Representative.

President's Report – Frank Roycraft

Frank welcomed all to the call and hopes for patience with the new Board. The Board has been walking around and assessing needs. The pond is high maintenance. Frank wants to work on reducing the budget and lowering dues. Frank suggested an online area for volunteers to sign up for committees. The ACC committee is well staffed, but others might need some more people.

Treasurer's Report – John McEachern

John shared that he has met with TPAM and budget is in place and TPAM is doing a good job. John is working with TPAM to document and verify financials. There is a significant number of residents with delinquent dues.

Grounds Report (Frank on behalf of Sylvia Ramos)

Sylvia submitted the following report:

"I have two items for the Board's consideration. First, the erosion of the pond bank from the small bridge installed this year to just beyond the green space has accelerated. The increasing height of the exposed roots on the path creates a trip hazard as well.

I think the best choice is to install a boardwalk from the existing small bridge to just beyond the green space. Plantings on the vertical pond wall in that area would be advisable and they could be installed right away while we await the building permit for the boardwalk.

The second item is the very low ground between this same area of pond path and the street. Does anyone know the function? Drainage possibly? Could it be filled in without impacting the houses on either side?"

Frank asked Ansel to comment. Ansel reminded everyone that our pond is a stormwater basin and that there are restrictions on dredging or filling in the area. Some changes may be ok. Ansel added that there is a different algal bloom currently showing in the pond. Ansel noted 3 areas to work on this year: erosion repair/control, algae, and beaver damage.

Tracie contributed information on the beavers in that she has spoken to another trapper that bills by animal trapped, rather than days served. This trapper only sets traps if a beaver is seen. This trapper's opinion is that the beavers are visiting, primarily from Indianhead Acres. Tracie pointed out that there is an area in a brook alongside of Orange Ave that looks like remnants from a beaver dam. This should be cleared out to assist with water flow.

Frank requested the other key to the water pump. Ansel has one key. Margaret and Jill share the other key. Margaret will get the key to the board so another person can help with the pond water level.

Other Comments

Llona suggested face-to-face interaction to help with committee growth and volunteered to help in this effort.

Llona reminded the Board the delinquent members can be restricted from association benefits such as community areas, loss of voting privilege, as well as subjected to late fees and interest per our bylaws. She asked if liens were being placed on delinquent properties. John advised that TPAM is working on that, but pandemic circumstances may limit filing liens. Tommy Briggs asked if our lawyer can draft a letter advising delinquent members that fees and interest would be waived if accounts were paid up. John reiterated that TPAM is working on collection and the attorney is not needed. Mike added that the statutory limit for liens is \$1000, so even if a member has not paid dues for two years (\$500 and \$400), they are not yet subject to a lien.

Tommie asked Tracie about the board advisory council and offered to serve.

Karen asked about two agenda items not discussed – resident responsibility during tree removal and community property removal. Frank said that the resident responsibility meant that when a resident enlists a contractor to remove trees, the resident is responsible for any damage to community property. For the community property agenda item, removal expense of a tree that resides on both the homeowner's and community property should be split 50-50 between the association and the homeowner.

Karen also asked whether the President and Treasurer have direct access to our checking accounts. John assured her that the association does have access and dictates access by TPAM. Karen asked if both the President and Treasurer authorize all payments. John said yes, he approves and so does the Board.

Karen asked how much the total unpaid dues were, and John did not disclose.

Karen questioned whether pond aeration is back on the table in addressing pond issues. She said it was an approved budget item a few years back and wanted it back on the table. Ansel responded that they would prepare several options for helping the algae problem.

Tracie asked about quotes on the culvert at 1700 Silverwood and should this be discussed. Both quotes were > \$5000. Frank said they could need another meeting before the next June Board meeting. The TPAM president, Tom Rowland, also agreed that the Board could and should meet under special circumstances and that there are other issues they need to meet on.

Meeting was adjourned at 6:50 pm.