

Blairstone Forest Community Association Board Meeting – Thursday, April 15, 2010

Jane McElroy-President
Linda Palmer
Mary Marotta
Joanie Trotman
Debbie Dowler
Whitney Hults-Richartz
Terra Sherlock
Charlotte Hicks
Lisa Nickerson
Vesselka McAlarney
Terry Tenold

Meeting Called to Order

Meeting called to order 6:45 and introduction of attendees. Minutes were passed out. Vesselka motioned approval and the Board approved.

Board Members' Report:

- Site review of standing water and proposed boardwalk extensions off Brookside and Silverwood.

Jane and Terry looked at the water issues on Silverwood and Brookside and the boardwalk extensions. The water problem on Silverwood Drive is caused by the drainage system that continues back behind the houses. He presented a plan showing the drainage system, and the fact that overtime the drainage swell has disappeared. There is an isolated contour, that goes down like a bowl, so all other places are draining to this spot, because everything around it is higher. The conclusion is none of the material surrounding it has been caused by fallen trees, the land itself is stopping the drainage. The bowl has begun to swell into various lots. There are two solutions- one is to fill it, so water flows across and doesn't collect. The water is coming from the common area. The other solution is to bring the drainage up to the point, which means trenching with a back hoe. There is a risk with this option, with the destruction of vegetation. George Taylor sent an estimate to the board, requiring 90 bags of top soil to fill in the part on the private lots. This will still leave a mosquito pool when it rains. Joanie Trotman wants to meet with Terry to look at the problem. Terry hopes that if this is done, most of the water will go to the back, but we also have to be mindful of neighbors' properties flooding.

Some people are concerned about the runoff, and Joanie mentioned she has some contractors who can help with the problem. Terra Sherlock asked why this issue is being addressed, because the environment might be disturbed. Terry says that it is a joint issue, because residents' properties are being flooded in conjunction with the flooding the common property is causing. Bill suggested using a fire hose to rinse out the pipe to remove the dirt that is clogging the drain. Terry and Joanie will be addressing the still water issue, and Jane asked him if we could address the pipe problem and have recommendations at the next meeting. Joanie will be helping Terry

as well. Lisa Nickerson's property is experiencing a lot of flooding, and someone from the city came out to determine the level. Terry got an estimate from George Taylor for Lisa to install a catch basin and pipe on her property. Lisa wanted to know if this would be a private owner matter vs. a board decision (i.e. paying for the damage). Bill suggested a barrel with a catch drain as another way to assist with the flooding. A final solution suggested by Terry was to dig a ditch between the two houses and let the water flow from the street into the drainage ditch, but concerns were raised regarding aesthetic issues. Jane suggested that proposed solutions be brought to the next meeting for the full Board's review.

- Markhor Settlement

This is the settlement regarding the Harvest Place building site that incurred fines of 50k for unauthorized tree removal. The defendant's attorney encouraged the Board to accept 5k as she feared the house would go into foreclosure as the cost of building the house was more than anticipated. The Board's attorney also recommended that the Association accept the \$5K. He indicated that if the property went into foreclosure the Association would receive nothing. The Board accepted the offer and did request a listing of all expenses paid out at closing. After attorney fees are paid, the Board will determine what money is available to improve the property on either side of the house.

- Mary Marotta's Homeowner Dues

Ms. Marotta paid her homeowner dues but during the transition to the newly elected Board her check was lost. She requested the Board pay the fee incurred due to the stop payment she filed on the lost check. The Board agreed to cover the cost of the fee and to accept a replacement check for \$300 less the fee.

- BFCA Bookkeeper

Debbie Dowler is resigning effective the end of April. The Board is now looking for a replacement. Joanie Trotman has been asked to submit a quote for bookkeeping services. Debbie mentioned that once her family issues have been resolved, she may be able to take on the Bookkeeper responsibilities again.

- Correction of October 9 Meeting Minutes

Bill Wintermute claimed an error had occurred in the October minutes involving an action he did not commit. Vesselka made the motion that the October 9 minutes will be corrected. It passed.

- Diseased Tree at 1684 Silverwood Drive

The tree is between two houses, but is located on 1684 Silverwood Drive which is rental property. The owner has said in the past he will not pay for the tree to come down. The property management company does not have jurisdiction on issues involving private property. The Association has sent several letters to the owner. His

neighbor has asked the Board to send a final letter with Stan Rosenthal's assessment stating the tree is diseased and dangerous. A letter will be drafted and reviewed by the Association's attorney prior to sending out.

- Parking and noise violations at 1702 Silverwood

Jane talked to Mark Harper and he said the noise has improved. However, the covenants do not say that people can park on the street and block traffic. Mark requested that the Board meet at some point to revise the parts of the covenants to regulate parking.

- Pothole at intersection of Silverwood and Red Maple

This pothole needs to be repaired. However, due to the size, Terry suggested the Board hire a company to repair the slab of road where the potholes are located. Joanie Trotman reported two bids have been made, and they are waiting on a third. She has also requested a life span of the roadwork, to determine which is the most cost effective for the HOA. She is hoping to present something to the Board at the next meeting.

Debbie Dowler voiced concern about the boardwalk. Joanie is also looking into this as well. George spoke with Warees and suggested that when replacing boards on the Boardwalk, we should use wood that matches the current wood, rather than repairing it with the wood that will be used when the whole deck is replaced. Debbie suggested a section be done every year so as not to impact the fees.

Vesselka asked Joanie if the road estimates would be reported by next meeting for the board to review. Joanie said she is going to be presenting a maintenance plan outlining all the contractors' estimates so the neighborhood continues to be taken care of in the long run, but also address immediate issues. The estimate will also describe immediate and maintaining costs. Regarding the landscaping company, Joanie finally got in contact with the company and will be meeting with them shortly.

A neighbor was concerned that many of the projects will be costing a lot of money, and wondered about an increase in assessments. At this time, this is not being discussed. Debbie Dowler again suggested the neighborhood do small projects each year rather than pay huge costs when a situation becomes dire.

- Board decisions taken via email:

Armstrong Tree Service removed a blue spruce pine tree.

-Presentation, Joanie Trotman, Association and Property Management, Inc.

Three violations are being handled.

- 1) Markhor is being handled by the Board
- 2) 1722 Brookside violation- none by the metal swing and the clock has been removed. The parking area- no violation as there is very little wear.

3) 1722 Brookside- only remaining violation is the porch that has been painted without approval. A letter was sent and the property management company has requested the Board send a second violation notice stating if they do not comply in bringing the property into compliance with the covenants, the Association will take action to paint the porch the original color. If the Association accrues cost, the resident will be held responsible. The Board has approved the recommendation to send the letter, giving them 14 days to comply along with the form requesting to change the porch.

Bankruptcy and Foreclosure Issues

1747 Brookside owned by Sunshine Bank has paid the Association fees. Notices of Delinquent Association fees will be sent on or before the 30th of April.

- Treasurer's Report

Charlotte and Debbie will compare account balances to ensure funds are accurate.

- Report by BFCA Bookkeeper

Debbie gave Jane and Charlotte copies of the financial statements for the last three months. They detail bank reconciliations, bank statements, and profit/loss statements. Corporate taxes have been filed. Debbie expressed she is sad to leave, but the successor will be able to talk to her should they have questions or need assistance.

- Pond Committee

No report

- ACC Committee

One residence has requested to paint their house. It was granted. There are two existing issues, a garage door on a house has remained permanently up and there is another concern involving cats that are destroying properties.

- Neighborhood Watch

Terra has not been able to contact the new TPD officer regarding 1702, but there isn't anything that can be done. She will have another neighborhood watch meeting in the near future. The only issue is a residence composed a letter to another neighbor regarding a dangerous dog. The concern was that he wrote the letter on BF letterhead without the Board's permission.

- Grounds Committees

Boardwalk extensions- Terry believes an extension on Brookside needs to be done, along by Silverwood where the trees were taken out. There was also some concerns of minor flooding. It shouldn't cost much to do something by Silverwood, but Brookside would be

a problem. Fill material where the roots are exposed could also be considered. Mr. Taylor estimated \$1400 for both projects. Joanie will add this to her report.

- Tree Removal

Terry previously identified three hazardous trees in the common area. He obtained quotes. The board approved by email for Mr. Armstrong to remove the tree. A crane was used for all three trees. The oak and magnolia chips were placed in the mulch pile. The spruce pine was removed in 3.5 hours. He charged us \$200 less than the estimate. Jane will be contacting Stan regarding the tree between her house and the neighbors that is on common property. She will send a notice out when Mr. Armstrong is coming so other neighbors can have him look at any trees they are concerned about.

- Planters

The planters look neglected. Joanie is communicating with the landscaping company, especially to address the irrigation system.

- No Fishing Sign

Terry walked around the pond and found that one of the signs had fallen off because the nails aren't long enough. Ultimately, all the signs will fall off if they are not repaired. Terry is drilling holes and using screws to repair them.

Mosquito ordinances will be sent to Jane to compose a call list for residents to contact the city about spraying.

Other Business:

- Annual membership feedback- Jane will make a report at the next meeting on the covenant changes. She is looking at the votes from last years proposed changes to see which proposals received the most votes .
- Bill Wintermute claimed some receipts from his dues prior to doing the website were lost. This year, he received a notice saying he still owes dues with interest. The issue first occurred in 2007, but it was not addressed until Debbie located it this year when she was organizing the books. The Board will be discussing the issue.
- There is a dog issue at 1733 Nestlewood. It will be handled by the residents.

Meeting adjourned at 8:46 p.m.