

Blairstone Forest Board Meeting July 7, 2010

Attendees:

Jane McElroy
Deborah Taggart
John & Pat Govani
Darren MacFarlane
Terra Sherlock
Lisa Nickerson

Mark Okasako
Charlotte Hicks
Vesselka McAlarney
Warees Smith
Whitney Hults-Richartz

Board Members' Report:

April 15, 2010 minutes were approved.

The planting on either side of 1754 Harvest Place is complete. The plants were paid for by the Settlement received from Markhor. The owners were happy with the results.

BFCA Bookkeeper Replacement- Still in the process of hiring a new bookkeeper.

Correction of the October Minutes- Vesselka mentioned if someone would like to see the minutes from October, they can make a request from the director. This would be printed on the website. The board will be checking with the attorney as far as not posting minutes on the website vs. letting people know the minutes are available on request.

Boardwalk Extensions- Terry felt there might be some liability issues with the way the boardwalk ends on Brookside and Silverwood. He recommended an extension be installed, especially on Brookside. George Taylor gave an estimate to build an extension (\$2,000 for Brookside and \$700-\$800 for Silverwood)

Joanie has talked to two companies, regarding replacing the current boardwalk. Brian Clark Remodeling (12k), was willing to do the replacement in sections over more than one year but he requested the lumber be paid up front and he would store it. Lost Highway Fence & Deck estimated 14,400 just to replace the top. A third bid will be determined at a later date.

Stan Rosenthal- Stan was out in June and looked at several trees, particularly in the front of the neighborhood. The ones with orange tape need to be thinned out. This is a way to keep the forest healthy. An estimate will be obtained to cut them down. The tree between Jane and Diane's houses is in fact dead. If it falls down, it will hit Diane's deck. Joanie is in the process of obtaining a bid to remove the tree, but it might require a crane. Stan suggested another opinion to determine if the tree should come down. Another tree at 1672 Silverwood was dubbed healthy, but it will be susceptible to storms. He also looked at trees at 1695 Silverwood. Although they are dead, they pose no threat and do not need to come down. 1735 Brookside- the tree is dead and should be taken down.

New City Ordinance Encouraging Responsible Pet Ownership- Officer Faust said the only change that affected BFCA had to do with picking up after your dog. This is now considered a fineable offense.

Changes in City Spray- There used to be an ordinance that allowed people to ask spraying not be made a quarter mile from their house. This has been revoked. The city did go around the pond and let the residents know about procedures dealing with mosquitoes. You are entitled to two hand sprays on your property a year. The city also dropped pellets in the pond that kills the mosquito larvae.

Status of homeowner dues (1693 Silverwood Drive)- There are still some outstanding issues with this, so a notice has currently not been sent.

1706 Silverwood Drive- There is a large boat in the yard. It stays in the yard just under 2 weeks to stay in compliance with the covenants, but then reappears a few days later. Jane will do some research with Joanie to see if a letter can be sent.

Board decisions taken by email:

- Replacing the plants in and around the front planter
- The pothole on Silverwood and Red Maple Ridge was filled
- The diseased tree at 1684 Silverwood does need to come down. A letter was sent to the owner on June 8 saying if he doesn't take the tree down within a specified time, the Association will take it down and place a lien on the property. He has not responded and Jane will ask Joanie to start looking for quotes to take down the tree. The cost will be recoverable since a lien will be placed on the property.
- Reminder regarding prohibition of posting signs on property. Joanie will be sending out a letter to the neighborhood reminding residents that signs are not supposed to be on the property and garbage cans are to be behind a screen by the night after garbage pick-up. Types of signage include political signs and business signs. Jane moved in addition to combining the issues in one letter, that both renters and owners receive them.

Report of Property Manager:

1702 Silverwood is still in violation. The violation of requiring garbage receptacles to be removed was sent, and it needs to be decided if the city should take care of it or if the board could potentially charge the tenant. Joanie wants to put a special assessment fee in the second letter. This is being taken into consideration.

The renter at 1722 Brookside has painted the porch a bright blue. A letter was sent requesting the porch be repainted by July 28, otherwise the Association would repaint it and charge a fee. Joanie will move forward on this as the porch has not been repainted.

1753 Brookside was recently bought, so we have \$1400 coming back to the Association from the new owners.

Regarding the pond trimming, Joanie has asked Capital City to speak with her regarding reimbursing BFCA. The maintenance company is charging 400 dollars for cutting grass in addition to regular maintenance. Other quotes will be sought. In total, Joanie is getting 3 maintenance quotes (this will include tree trimming) and 3 quotes for tree removal.

Joanie will obtain a third quote on repaving the community (60k and 130k). The Board needs to look at an aggressive capital plan to address funding for re-pavement of our roads.

BFCA Treasurer:

Charlotte gave Whitney a copy of the current bank balance. Checking Account \$34,379.93, Money Market - \$10,955.54, Savings - \$62.32, Certificates of Deposit - \$13,158.63.

Pond Committee:

It is recommended some of the trees be thinned out around the pond. Jane asked Terry to meet with Joanie and form a report about the thinning out of the trees.

Report of Architectural Control Committee:

- Roof replacements on Nestlewood Ln - replacing it with similar tile
- Garage doors repeatedly open in violation of covenants
- Removal of Mimosa tree on lot next to 1721 Silverwood- in the future, all mimosa trees are allowed to be taken down because they are invasive to the community
- Mr. Okasako on Red Maple Ridge would like to replace part of the deck on his property with a synthetic product. He brought samples of the synthetic product and Llona wanted him to talk to the Board regarding approval. The Board approved his request.

Report of Neighborhood Watch Coordinator:

Terra proposed residents should take a Take Charge Identity Theft course being given in January. This is in reference to the recent ATM thefts occurring at various Publix stores. She also mentioned that TPD offers house checks and encouraged the residents to use the service when they go out of town.

Report of Grounds Committee:

No Fishing Signs - The sign between the two new houses needs to be repaired. Officer Faust will be asked for an update regarding the trespassing renewal. The Board will look at having an ID card sent to neighbors permitting them to fish in the pond (catch and release).

Other Business:

Annual membership feedback- making completely new covenants in the future is not possible. However, the board can look at the ballots and assume an assessment regarding the most important issues. Joanie believes you can separate the differences between the covenants and the rules and regulations. A notice will need to be published letting the neighborhood know the covenants would be discussed at a certain meeting to give residents full notification in advance.

Regarding flooding on Silverwood, a preliminary review has taken place. Ms. Nickerson of 1672 Silverwood has asked her property be included in the quotes in order to determine if the flooding on her property is her issue or a community issue.

Next meeting is scheduled for August 12 at 6:30.