

BFCA Board of Directors Special Meeting Minutes

At our Island Gazebo

6:00 P.M. Wednesday, June 22, 2016

Board Members - Cainnon Gregg, Jane McElroy, Fred Willes

The meeting was called to order at 6:00 P.M. by Fred Willes.

In addition to the Board members, and BFCA Secretary - Karen Willes, the Association members present were Kimberly Baxley, Lynda Davis, Sue Dinges, Justin Green, Mike & Beverly McCrea, and Keith Tucker.

After the introductions of those present, Willes read the Special Announcement on the agenda for this meeting pertaining to 2017 assessments into the record.

"Special Announcement - The Board wants all homeowners to be aware of changes to the due date for annual assessments. These changes are to bring our practices into compliance with the requirements of the Covenants.

Annual Assessment payments are due, or must be postmarked by January 1. (Covenants Article VII, Section 6, C) There is a ten-day grace period. (Article VII, Section 6, D) Beginning January 11 a late service fee of \$25/lot and a penalty of 18% simple interest on the outstanding balance, retroactive to January 1 will be charged. (Article VII, Section 6, D) It is the responsibility of the homeowner to provide proof that the payment was made as required. The Board will be reluctant to waive the late fee and interest for late payment."

He stated that the Board Attorney, Patrick Frank, had written, in response to a Board query, that the statement in the Covenants about the 10-day grace period supersedes the statement in the By-Laws of the grace period being 30 days.

He went on to thank Karen Willes and Cainnon Gregg for the time they spent cleaning up the area around the gazebo before tonight's meeting. Justin Green is cleaning out the Mulch Area.

Old Business

The June 2, 2016 minutes were approved by electronic voting on June 10. In those minutes Association member Sylvia Ramos, who was present, was misidentified. The minutes were amended and approved on June 12 and then posted to the website.

New Business

Willes announced that the latest version of the BFCA Rules is being included with the courtesy notice about the 2017 assessment. All homeowners will then have a printed copy. The rules are already posted on our website, blairstoneforesthoa.com, and can be found under the Residents, Covenants & By-Laws link. We plan to hand deliver copies to renters.

The Board voted to appoint Justin Green to Chair the Grounds Committee. Approving the appointment were Gregg, McElroy, and Willes.

Willes explained the road resurfacing proposal. A vote to approve Phase I of the road resurfacing was taken. A decision on Phase II will be taken in December of 2016 or February of 2017.

We sought estimates for resurfacing the roads and only two were provided. The estimates are broken down in pieces. The proposal is to pave everything except Red Maple RDG and from Blair Stone Road to our divided entrance.

Sue Dinges asked why we would pave to Blair Stone RD as that is, or may be, a City road. Willes responded that the only way to know if it is Forest property is to have it resurveyed. We have 30-ft. Right-of-Way and the road is probably ours. We still have time to talk about the entrance paving because that isn't in the original paving to be done now. We will have to decide what to do with the pebble/concrete at the divided entrance. Ripping up the concrete and paving it with asphalt would cost \$4,300.

The repaving is not quite like starting fresh. There are cracks in the current compacted roadway. Even with the new one-inch layer of asphalt over that it will eventually show where the current cracks are. The new road will be structurally sound and hold together but it will not be perfectly smooth. The potholes and places where the roads have failed will be saw cut and leveled to make the new surface as smooth as possible. Our plan to spend \$64,880 will begin with marking spots to be fixed.

Keith Tucker asked why we should have to pay to repair holes made by the City. Willes explained that he has already contacted the city about it. The City has made all of the repairs for which they say they are responsible. A private

contractor came back and repaired, by saw cutting and leveling, construction holes that they had made.

Willes explained that this is the best time in recent memory to do the paving. Petroleum and asphalt costs are as low as they have been in years.

Justin Green asked if the low area on Silverwood CT, where water accumulates, can be addressed. Willes will point it out when the areas to be prepared before paving are identified. The same pooling happens at the end on Harvest PL. Lynda Davis pointed out that the issue is that the water no longer drains off of the road and back into the area behind the houses. Davis stated that Terry Tenold came out with Warees Smith to discuss water standing at Nestlewood Place in the past.

Jane McElroy had asked in an email about how traffic might be interrupted during paving. The paving work is anticipated to take two days. We will have at least two weeks after the contract is approved before the work begins so there will be time to let people know.

Davis suggested that we not pave on garbage pickup days. It was noted that the bi-weekly trash pickup could also make for problems. Willes will address those issues with the contractor.

Willes noted that the shoulder of Brookside BLVD between Nestlewood LN and Harvest PL breaks up. There was a rough estimate by a paving company that it could cost around \$5,000 to fix it. Willes will ask Jerry NeSmith, the owner of NeSmith Landscapes, what he thinks might be done with it.

Dinges asked about what might be done where the asphalt breaks up at the edges of intersections. Might those areas be widened? Willes explained that those places may be more than the 20 feet of road that is in what the estimates include.

Because we do not yet have a fixed dollar amount on the pothole repairs we do not have an exact estimate for the repairs. It is approximately \$64,880. McElroy said we should set a maximum for what we can spend. At the June 2, 2016 board meeting it was determined that we could spend up to \$67,000 at this time. That would leave money for our fixed costs and a small contingency fund.

Gregg moved that we spend up to \$67,000 on repaving the proposed roads. The motion was seconded by McElroy. The motion was unanimously approved. McElroy thought we should designate

Pigott Asphalt and Sitework LLC as the contractor for the project. That amendment was moved and seconded. It was unanimously approved.

Willes stated that the rest of paving would be \$17,320. However, that price can't be guaranteed. It will cost \$2,500 to bring their equipment out. Their cost in January or February will depend on the price of diesel fuel and asphalt at that time.

There was a discussion about replacing the boardwalk beside 1721 Silverwood DR. That section of Boardwalk was removed by Willes and Gregg, saving the BFCA the \$2,000 that the demolition was estimated to cost. The March 10 estimate to replace that boardwalk was \$2,500.

We could replace the boardwalk. We could put sand into the area and let that become the path. We could abandon that area and use the existing path 100' away, where the pond pump is located.

Davis said where the path could replace the boardwalk might be considered trespassing on the property at 1721 Silverwood DR. Willes had discussed with the homeowner putting some sort of marking there if the boardwalk was not replaced - perhaps logs on the ground. The advantage of filling that area with dirt is that it's permanent. However, there would have to be drainage under it since water off of Silverwood DR. ran under the boardwalk. Some people think that the boardwalk should be permanent because it was built as part of the original development of the property. Green likes having the boardwalk there. Replacing the boardwalk would provide pond access for persons with limited mobility. Gregg wants to keep things the way they are or do things to make it better.

The consensus was to replace the boardwalk.

Willes will contact the Property Manager to find out if \$2,500 is still acceptable. Any decision about the boardwalk will be delayed until we know the cost of the road repaving. The boardwalk replacement may be a project delayed until next year.

Concerns or Questions by Association Members

Tucker expressed concern and asked that the Board look into the condition of the path that leads to the deck at the southeast end of the larger pond. He said it is overgrown, poison ivy infested, and leads into a muddy area. The Board will look at it to see what might be done.

The group thanked Willes for taking care of the roads. He said that the assessments were raised and foresight from previous boards generated the money to pay for the roads.

Dinges asked if when the repaving is done, if it will be possible to lower the annual assessment. Willes said he hoped so. He explained that we have to save money for the next road resurfacing. If the roads have held up 30 years, they may last that long until it has to be done again. However, the estimated life of such roads is 15 years. The inflation rate for the last 15 years was 35%. That means that we have to set aside \$7,600/year for 15 years to be able to pave again in 15 years.

Without further questions or comments Gregg moved to adjourn. The motion was seconded and unanimously approved. The meeting adjourned at 6:51 P.M.

The next scheduled Board of Directors meeting is Thursday, August 4, 2016 at 6:00 P.M. at the Jack McLean Community Center.