

**BFCA Board of Directors Agenda
Jack McLean Community Center
700 Paul Russell Road
Tuesday, March 25, 2025
6:30 P.M.**

Call to Order and Welcome – 6:30 P.M.

Members and Guests Present

Karen Willes, President; Tracie Priest, Vice President; Nancy Wood, Director

Property Manager -- Contact Information

Kayla McKee

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Old Business

The minutes of the BFCA Board Meeting on Tuesday, February 25, 2025 were approved by email on Wednesday, February 26, 2025 and were sent to the webmaster for publication on the BFCA website – www.blairstoneforesthoa.com .

Revitalization -- We're Approved!

February 24 – Karen Willes and Nancy Wood signed the final notarized paperwork at Dunlap & Shipman & document was filed with Clerk of the Court.

Engineering Study Report

November 26 – \$3,500 Contract accepted

December 30 – Site Visit

February 19 – Report arrived via email

February 20 – Karen Willes called Barkley Engineering and left message for Doug Barkley to call about the report.

Calls to Doug Barkley on February 20 & February 27 were not returned.

Johnny Richardson commented about the need to address the blockage(s) potential in our stormwater ditches BEFORE the debris completely dams either ditch. The association is responsible for the ditch in the conservation easement out of Indianhead and the ditch along Brookside Blvd that flows into Orange Avenue. Greg Taylor was contacted and has sent a quote of \$8,300.00 to clear the ditches/boardwalk areas.

Welcome Postcard – A 5x7 welcome postcard has been created to introduce new owners and new residents of Blairstone Forest. It includes a QR code to the website and information about the association. A postcard has already been sent to the newest BFCA resident.

Grounds Committee Volunteer -- Though the Grounds Committee is inactive at this time, residents were invited to volunteer now or in the future.

Volunteer Insurance List Additions – The following property owners are listed in the minutes as volunteers: Mark Okasako, Midori Okasako, Tracie Priest, Nancy Wood, John Fleck, & Patti O'Hay.

Budget Reallocation -- There was a motion to reallocate the \$2,900 in the 2025 budget for Pressure Washing to use for the Split Rail Fences project. The vote was unanimous. The possibility of adding more money to what is available will be discussed in a future meeting. Depending on the final cost of revitalization, using the \$5,000 that was donated, could mean that all, or some, of the \$5,000 allocated for revitalization in the 2025 BFCA Budget could be used for other projects.

Nancy Wood prepared a map of the neighborhood with the locations of the fences that have been replaced by Kiwi Construction and has noted those others in need of repair or replacement. Average cost of 30' fence is \$750.

Tornado Repair Progress – It is evident that more homes are being repaired but there are still homes without evidence of that work is being planned. The association manager is going to be contacted to see what can be done about such homes, since our covenants state that homes are supposed to be kept in "good repair."

Covenants – Article II Section 3. A & B – Exterior Maintenance of Homes

Article II

3. Exterior Maintenance of Homes.

A. Homes constructed on individual lots shall be maintained not only in a good state of repair but in an aesthetically pleasing manner consistent with the character and setting of the property as originally developed.

B. Specifically the following items are hereby determined to be items which must be kept in a proper state of repair and maintenance by the individual lot owner, but it is not intended to be an exclusive list of such items: the roof, windows, painting or staining of exterior walls and trim, steps both front and rear, porches, if constructed, yards, and driveways.

Overdue Accounts – A list of 15 Overdue Assessments Accounts was sent to management to begin the collection process with a NOLA letter. If no response, overdue accounts will be turned over to Anderson, Givens, & Fredericks P.A. to place a lien or, ultimately, file for foreclosure. (BFCA Covenants Section VII. Assessments and Liens)

New Business

Thank you to Sara McGinnes for sharing her Blue Flag Iris plants to reinforce the pond banks.

Thank you to Tracie Priest for the asphalt patch of the tornado-spiked hole on Silverwood Drive.

Thank you to Nancy Wood and John Fleck for their contribution to the completion of the BFCA Revitalization Project.

Vote on Volunteer Addition – Michael Studer for pond work with Mark & Midori Okasako

Ditch Clearing Project Update – The Greg Taylor quote of \$8,300 for complete project to clear the Brookside ditch and the Boardwalk ditch including the split into Indianhead neighborhood and returning to Silverwood Drive was accepted. He is to start work on March 13.

Competitive quotes:

TimberWorks Tree Service – declined to quote as the job is too big for him.

AAA Tree Service – would not quote the entire job because it is so large and most work is manual (can't access with equipment). Proposed a rate of \$255/hour with 3 men and equipment.

Apalachee Land Conservancy Update

Split Rail Fence Project Update

Bridge/Boardwalk Project Update

Barkley Report – Status report forthcoming

Nature Bridges – Doug Lewis is assessing the project information that was emailed to him. After review, he will schedule a walk through.

Treasurer's Report – Mary Brand

Overdue Accounts update

Architectural Control Committee Report – Karin Brewster

Pond Report – Midori Okasako

Concerns or Questions by Association Members

The next scheduled meeting of the BFCA Board of Directors will be at 6:30 P.M. on Tuesday, April 29, 2025, at Jack McLean Community Center at 700 Paul Russell Road.

Meeting Adjourned