

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

Call to Order and Welcome

Members and Guests Present

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

Property Manager -- Contact Information

Kayla McKee

Email: Kayla@mycamfirm.com

Executive Management Services, Inc.

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Old Business

The minutes of the BFCA Board Meeting on Tuesday, October 28, 2025 were approved by email on Thursday, October 30, 2025 (Approve--Wood/Willes; Abstain--Priest) and were sent to the webmaster for publication on the BFCA website – www.blairstoneforesthoa.com .

Brookside Walkway progress – Walkway construction began on October 29, 2025 and was completed except for staining on November 7, 2025. The \$7,000 balance due will be paid upon final completion.

Nominating Committee – The Nominations Request for the board seat opening in January 2026 was sent by email and USPS (for owners without email). The Nominations Request is posted on the BFCA Website under the Updates menu. Deadline for nominations is November 26, 2025.

ACC Discussion – With the resignation of the ACC Chair and because no ACC-related requests can be acted on, the board voted unanimously for Kayla McKee, BFCA Property Manager, to serve as ACC Facilitator (non-voting) to help the ACC approve requests or identify Covenants violations. Discussion and decisions regarding landscaping contact with Green Acres is ongoing.

Budget Discussion and Vote – A line item 2026 BFCA Budget with Assessment of \$835.00/lot passed by a vote of 2-1. (Willes & Wood voted Yes; Priest voted No.)

New Business

Brookside Walkway status

Long Boardwalk demo status

ACC Discussion

Nominating Committee

Discussion and Vote to NOT ALLOW floor nominations at the Annual Meeting on January 27, 2026.

Treasurer's Report – Mary Brand

Architectural Control Committee Report – Kayla McKee

Pond Report – Mark Okasako

Concerns or Questions by Association Members

The next scheduled meeting of the BFCA Board of Directors is planned for 6:30 P.M. on Tuesday, December 30, 2025, at Jack McLean Community Center at 700 Paul Russell Road.

Meeting Adjourned