Board Meeting Minutes March 2, 2020

Meeting started at 5:30 pm

Attendees: Eva Goodman, Vincent Hyney, Jenna Overacker, Stacie Bone, Toni Myers, and Terry Thigpin.

1. The parking restripe and repair is underway to clearly mark designated spaces. Upon completion, a plan of assigned spaces will be sent to each owner/resident and posted in the case by the mailboxes at the complex.
2. The landscape improvements along 4515 and 4517 are done. There are still small areas that need clean up and some grassy areas that will be addressed with the ongoing maintenance.
3. Tree work on the back side of 4505 and 4507 along the creek is complete. Tree trimming and removal behind 4515 and 4517 is also done. All the tree work that was needed to address immediate safety concerns is done. Future tree work is not anticipated for another 3-5 years.
4. The financial report for the first 2 months reviewed special projects and delinquent dues. From this point forward the operating account will be used for ongoing maintenance.
5. A new irrigation system along the creek will be installed using the remaining funds from the erosion loan. No other new projects are anticipated for the rest of 2020 until more funds are collected.
6. Old business: The lights on the poles have been changed over to the new LED lights by BTU. The broken water line at the front of the complex was repaired and new concrete culvert was added to drain rainwater from the parking lot.
7. Action Items:
   1. BVPM is going to check with the post office about exchanging one package box to a model that includes a secured outgoing mailbox.
   2. Some fence gates need special lock that allows for BVPM to access the electrical boxes for each building cluster.
   3. Clean up behind 4515 and 4517 will begin. Toni and Stacie will survey what needs to be done at each unit and send the owners a letter for corrective action.
   4. Stacie will ask Anderson to prepare an estimate for some general repairs around the complex. (hanging electrical wires, repair holes in soffit 4517 #5, 4505 some new owner requests, etc.)
   5. Stacie and Toni will monitor situation at 4507 #3 (new pet)
   6. Delinquencies: We need to reduce the liability.
   7. Remove plastic edging on rest of complex. BVPM will find a laborer to complete this easy task.
   8. Leaves collected behind the dumpster need to be cleaned up.
   9. Lower ground level of bed 4509 #9 and 10. Remove jasmine.
8. Future Projects:
   1. Converting outside lights to solar may be a new option going forward.
   2. The fence repair along the back of 4515 and 4517 is scheduled this week, weather permitting.
   3. A hedge along the fence may be considered the on the creek side to add some landscaping texture, noise barrier and erosion control.
9. Any maintenance issues may be reported through the portal.

The meeting adjourned at 7:00 pm.