

HOA Board Meeting Minutes

Tuesday, January 11, 2012; 6:30 PM

Present: Ken Houseman, Dave Brown, Jim Maier, Bill Jones and Karen Grattafiorio, Mark Cranford and Karen Beaver via phone; All-In-One-Denise Hindes

Guests: Michael Barnes

- December 2011 Meeting Minutes Approved
- ARC Communications-Jim M
 - Fine appeal process-All-In-One will need to draft some standard language for board review.
- Pool Discussion
 - Pool Contract-All-In-One has the contract and will send Ken H a pdf copy.
 - Pool Furniture-Ordered, Delivery-delivery will be toward the end of January, and will be stored in the boxes adjacent to the clubhouse. Some minor work will be required to put the units together.
 - Bill Jones-Existing Furniture Sell-Will put on BF Bay one more time, and then use Craig list. Dave Brown also indicated that Hickory Springs may want the furniture, so he is to provide Bill Jones the Hickory Springs contact information.
 - Landers use of Pool (previous board commitment)
 - Letter Approval was completed, and All-in-One is to send it to the attorney to send out to Landers' attorney.
- Social Committee Information-Karen Grattafiorio
 - Karen will be brainstorming ideas and looking for subcommittee members.
- All-In-One Property Management
 - Resignation of Mark Cranford-accepted upon finalization of the 7 day notification in clubhouse rental.
 - Financials-Current-Receiving dues in and we are in good financial position for 2012.
 - Covenant Revisions-All-in-One is to make suggestions of revisions, which includes their recommendations, and the boards, to Michael Barnes and the Subcommittee members. The purpose of the revisions is to bring working operations procedures for the board in compliance with state POA requirements. This does not mean that the BF Association will become a POA, but the Covenant revisions will make it easier to do if the residents so desire to. A vote from residents in good standing will be required to go to a POA.
- Club House (MARK WILL BE ON THE BOARD UNTIL ITEMS ARE RESOLVED)
 - Timeframe for cancellation of scheduled event should be written into the agreement for rental. 7 day notification was agreed upon.
 - Fabric for Shadow box that needs to be reworked.-Bill Jones and Karen Grattafiorio will be checking to see if they can find a professional company to do this. Karen Beaver has already purchased some fabric.
 - Cost for cleaning windows inside and outside. Karen has a company coming in on a trial basis at a cost of approximately \$60. Mark C notified the existing cleaning company that we were changing companies and terminating their service.
- Landscaping/Common Property-
 - Irrigation at front Entrance turned off

- Rain gauges, two, have been installed to try and control the timers.
- Tennis-
 - New divider net-SE Tennis provided price of \$850, board put on hold until old screen is not functional.
 - Monitor tennis courts for new cracks
 - Wind screen which was blown down has been repaired.
 - Discussion on changing some rules for tennis court usage but was tabled for next meeting.
 - Nets on Court 1 & 2 may need to be replaced.
- New Business
 - Paint the sidewalk in front of the slide with the tan paint and mix with sand to provide texture. This will be done after the Pool closes and before it opens in the spring.
 - Concrete at top of stairs on left hand side, will be painted at the same time as the slide side.
 - Stone Fire Place-TBD
 - Furniture to be assembled