

BMPOA Monthly Meeting Minutes 08/14/2017

Minutes recorded by Carl Herz

Board members present: Jim McManaway, Greg Young, Jonathan Morrison, Mike Veasey, Carl Herz, Jim Critcher, Jim Cook

Members: Jack Davis

Called to order 6:02PM

General Notes: Jim McManaway expects to have Patricia Chilcote in charge of preparing the Lodge for next weekend's annual meeting. 15 tables will be set up tonight. Carl Herz motions to approve May, June, July 2017 minutes. Second by Greg Young, approved without objection.

Item: Mike Veasey, Financial Reports

Discussion: Sanitary District funds: Recent receipt of \$76k from county, this is the 4th Fiscal Year payment. There exist liquid assets of ~\$157k. Mike Veasey requests to take about ~\$75k for a sequestered CD. No objections, approved by Jim McManaway. BMPOA funds of ~\$14.5k, ~\$5.9k in abeyance. ~\$8.6k available. Jim McManaway requests to hear Mike Veasey's position on the decision to not contract with county road maintenance from a financial standpoint at the annual meeting. Mike Veasey quickly describes some of the unfavorable county stipulations for our finances, which he will discuss at the annual meeting.

Action: Mike Veasey will purchase a ~\$75k CD and will prepare a statement for the annual meeting.

Item: Jim McManaway, Roads Report

Discussion: Brian Schebish will be here tomorrow, Tuesday, to begin repairing the roads. Carl Herz requests that Red Robin Way take priority, Jim McManaway will make the request to Brian.

Action:

Item: Jim McManaway requests each director/committee chairperson to present to the annual meeting for 2 or 2 minutes summarizing those positions.

Discussion:

Action: Committee chairs will briefly summarize their respective goings-on to the membership at the annual meeting.

Item: Recreation Report, Jon Morrison

Discussion: The failed security system hard drive has been received from manufacturer's warranty claim, and an extra one is also on hand to restore the functionality of the system. Jon Morrison briefly discusses the nature of the failure and the poor service received from the warranty on the system. Jon Morrison expects to begin fixing the system this evening after the meeting. Jon Morrison asks about upcoming events at the lodge, Jim McManaway responds that there haven't been any events scheduled around the annual meeting. Jim McManaway asks about lake overflow, Carl Herz verifies that he was there the day after the recent heavy rains and the water was at the proper level. Jim McManaway and Jon Morrison discuss soliciting bids for a permanently installed HVAC system in the Lodge, and one will be forthcoming, and diligence would require 3 bids. Jim McManaway and Jon Morrison will discuss this further at September's monthly meeting. Jon Morrison iterates that it will be a matter of cost vs return, with likely high costs for the system installation.

Action:

Item: Jim Critcher, inquires about the proxy ballots for the board positions.

Discussion: Mike Veasey has received about 25 proxy ballots thus far, they will be turned in to the secretary to tabulate and report on at the annual meeting. Jim Critcher asks if there will be a table ballot, Jim McManaway doesn't believe it's necessary as there are no other major issues requiring a membership vote.

Action:

Item: Jim Cook, Firewise/deadfall chipping

Discussion: Jim Cook is having trouble getting the approached contractors to commit to a contract as there are doubts as to the volume they will be processing. He has, however, found one service that will perform the work on a time and materials basis with a not to exceed limit of \$5,000. Jim Cook suggests that we can hire this service after communicating to the membership to gather piles and report the location of the deadfall. This company recommends to remove the chips instead of blowing it out in the woods to actually reduce the fire load. Carl Herz asks if any of it could be made available to residents for landscaping, etc., and Jim Cook thinks they will. Jon Morrison suggests that it is a useful material for many things and likes having it left behind. Jim Cook suggests that they may even be able to pile it up in a spot accessible to all members who may like it. Mike Veasey asks of the probability of staying within

the \$5k amount, Jim Cook believes this service can be flexible and responsive enough to meet our needs. Jim Critcher motions to spend \$5k chipping for this year, second by Mike Veasey, approved unanimously.

Action:

Item: Jim McManaway asks for a 3 minute report from committee chairpersons and Carl Herz will provide printed 2016 annual minutes on the tables for the meeting.

Item: The record will show that the chairmanship of the covenants enforcement committee was transferred from Jack Davis to Jim Cook, with no discussion or objections.

Adjourned 06:28PM