

BFHOA Meeting Notes

May 14, 2003

Board Members in Attendance:

Mark Garfield, Kerry Hemphill, Arthur Levine, David O'Bryan, Tim O'Connell, Martha Rakhshan, Sharon Wesolowski, Mike Wiercinski

Home Owners in Attendance:

Gwen Crane, Reza Rakhshan, David Sager, Michele Sentowski, Michael Sentowski, Chrysa Thear

Call to Order

The meeting was called to order at 7:00 pm with (8) Board Members present.

Secretary Report

The secretary's notes from the April 9, 2003 meeting were reviewed.

A motion was to accept the treasurer's report.

Vote: 8/0

Treasurers Report

Mike W. provided budget information. The HOA has a CD that is due for payout. Mike will check on current interest rates to help determine how to re-invest the money.

A motion was to accept the treasurer's report.

Vote: 8/0

Committee Reports

Architecture

Members: Debbie Stine (chair), Sheila Marks, David Sager, Reza Rakhshan

David S. spoke for the team at the meeting.

- (2) swimming pools were approved since the last meeting; a request was submitted for a house addition but insufficient information was provided so the addition was not yet approved.
- The committee noted that many applications are being submitted close to the start of construction and in some cases, construction is beginning without AERC approval. Also, some neighbors are choosing not to submit an application. Please remember, the HOA would like the community to follow the formal AERC guidelines prior to the start of construction. The guidelines were distributed in the Feb/March 2003 newsletter.
- Please take note, temporary structures (example: playhouse) do not require approval from AERC.

Landscape

Members: Gwen Crane, (chair), Chrysa Thear, Kim Wanderly

Gwen C. spoke for the team at the meeting:

- A request was made to have a community beautification/planting day on Saturday, May 31, 9AM. The event was estimated to cost \$700 and would be covered by the Landscape budget. The cost includes the purchase of plants and light refreshments. The event is an attempt to increase socialization amongst neighbors while enhancing the beauty of five (5) bedding circles and the front entrance.

A motion was made to accept the request of the landscaping committee to use \$700 from their budget for a community beautification/planting day.

Vote: 8/0

- There are 2 trees fronting home owner's property + 5 other trees that are dead. The trees were originally installed by the HOA. The trees are in phase 2/3 and are just out of warranty. Discussion went back/forth - should the HOA replace the trees or not because the covenant states the trees is the home owner's responsibility? Trees were replaced in phase 1 – why wouldn't the HOA replace trees in phase 2/3, how long can the HOA continue to replace trees?

A motion was made to replace the seven trees in the location designated by the landscaping committee. Any future request to replace trees on the front of home owner's property will be discussed/voted on by the board on a case by case situation.

Vote: 7/1

- Chrysa T. requested board approval for her to contact Elm Street for some final landscaping task prior to Elm Street leaving the development. In particular, Chrysa will request that Elm Street clear construction trash and attempt minor grading from designated common areas at Elm Street's expense. Chrysa noted that Elm Street might request the HOA to release them from additional development responsibilities once the items noted above are complete.

A motion was for Chrysa T. to contact Elm Street in attempt to have Elm Street provide landscaping services of designated HOA common areas at their cost.

Vote: 8/0

- True Green is over mulching the common areas. Gwen will speak with True Green and try to negotiate a deduction in our payment or an additional service in exchange for them spreading less mulch.
- Chrysa T. had Elm Street reforest HOA common areas with 75 trees!!!

Communication

Members: Martha Rakhshan (chair), Dottie Auerbach, Colleen Craig, Pam Cyr, Deb Helen, Art Levine
Martha R. spoke for the team at the meeting:

- Martha sent email to the board members about the new BFHOA website. Special thanks to David Sager for the great work!!!
- Martha reminded the landscaping committee to send her any information they want relayed to the community in the newsletter.

By-Laws

Members: Susan Garfield, John O'Loughlin, Bret Stine, Chrysa Thear, Reza Rakhshan
The committee has not met yet.

Old Business

None

New Business

None

Open Forum

Comments about neighborly politeness and activities were discussed. The community contains a diverse group of people, backgrounds and ages. Please think about the time of day you mow the lawn or the location of new large objects in your yard and how they effect what your neighbor may see or hear. The politeness of speaking to your neighbor and showing them consideration means a lot to the happiness of the community and hopefully to you as well.