

BFHOA Meeting Notes

November 12, 2003

Board Members in Attendance:

David O'Bryan, Tim O'Connell, Martha Rakhshan, Sharon Wesolowski, Mike Wiercinski

Home Owners in Attendance:

Gwen Crane, David Sager

Call to Order

The meeting was called to order at 7:00 pm with (5) Board Members present.

Secretary Report

The secretary's notes from the August 13, 2003 meeting were reviewed.

One change were noted:

1. Martha Rakhshan requested her name to be recorded in the notes as voting NO to the August 13, President's Report.

A motion was made to accept the treasurer's report with the 1 modification.

Vote: 5/0

Treasurers Report

Mike W. provided budget information, including written documentation.

- The HOA is solvent
- Summary of checks paid and deposited

A motion was to accept the treasurer's report.

Vote: 5/0

Committee Reports

Architecture

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

David S. spoke for the team at the meeting.

1. A request for a fence has been made since the last meeting. The fence will shelter the homeowner from rubble and a barbed-wire fence along Bordly extended.

Landscape

Members: Gwen Crane, (chair), Chrysa Thear,
Gwen C. spoke for the team at the meeting:

Monument

Gwen provided 3 architecture drawings of the monument for review. The drawings were labeled, A, B, C. Location choices varied between the far end (top) of the common property and the intersection of Bordly and Lubar Way.

Monument features:

- The location will start at the far end (top) of the common property
- The monument will be a combination of stone and fencing
- The left side of the design will be plan B.

A motion was made to accept the “Monument Features”.

Vote: 5/0

Comments noted to assist in defining the architecture of the “Right” side of the monument:

- Additional design work is needed for the right side of the plan.
- The board debated over the distance of the fence to the bike path. The board would like a plant design around the monument because there was concern that the monument should be obvious and not fade away.
- The architect will provide designs and meet us at the location to discuss the fence on the right side of the plan and then the board WILL vote.
- Board members liked the architecture drawing with the fence closest to sidewalk, plan A, for the Right side but were not 100% sold on the plan. The board has requested changes and input from the architect prior to voting on the “Right” side of the plan.

Right side of Monument plan

The board agreed to move forward with plan A’s “Right” side after the architect modifies the plan based on comments pertaining to the fence:
Place the fence close to sidewalk but the distance between the sidewalk + fence should not be greater than 4ft.

A motion was made to accept the “Right side of Monument” Process.

Vote: 5/0

Monument Budget

The team has spent \$500 for the designs. They have \$1500 more to spend and if they go over they will take cash from the landscape budget but they will keep it under \$2000.

Communication

Members: Martha Rakhshan (chair), Dottie Auerbach, Colleen Craig, Pam Cyr, Deb Helen, Art Levine

Martha R. spoke for the team at the meeting:

1. There is plenty of opportunity for community service.
2. Mike W. called the county for a signage plan.
3. Place information about the upcoming monument in the newsletter. Let people know construction may start in spring 2004.
4. Martha R. + David O. called BGE about the new street light which does not match the other lights in the community.

By-Laws

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

President's Report

None

Old Business

None

New Business

- One Homeowner has 2 years of unpaid dues. Tim O. will contact CCOC to see how we can handle the issue.
- The Board received a notice of resignation from our Resident Agent. A "Resident Agent" is typically a paid position + the HOA has never paid an agency to perform the function. Tim O. will review lawyer cost associated with a "Resident Agent".
- Mike W. will contact insurance companies about coverage for board members.
- Mike W. will come to the next meeting with a draft budget. Gwen C. will provide suggestion to Mike for the landscape budget.