

BLAIRE MEADOWS HOA BOARD MEETING MINUTES

Location: Biggby Coffee New Baltimore
Date: 9/26/2019
Time: 7:00 PM
Facilitator: Rick Rowley

Agenda Items

1. Communications via Email, Website, USPS
2. Financials
3. Quote Package Landscape Update
4. Entrance Concerns
5. Open Discussion

In attendance: Rick Rowley, Dave Wilcox, Martha Powers, Jeneene Jacques

Excused: Barb Mocerri, Kathy Smith, Chris Davies

Meeting promptly opened at 7:05 PM by Rick Rowley

Line Item 1 Communication Actions

BMHOA received a total of three inquiries regarding Rules and Regulations of a hot tub. Two were by Facebook messenger and one by web site submittal form. All three received a response.

Owner: Rick **Status:** Closed

BMHOA received a web site submittal by a new resident asking for clarification of by-laws as they were not aware of a homeowner's association being in effect. Directed that individual to return to web site where overview of by laws is available. Included in this response was that signs at entrance make all aware that there is in fact an association in effect. Resident encouraged to contact us with any further concerns.

Owner: Rick **Status:** Closed

BMHOA received web site submittal from a real estate agent seeking information pertaining to fencing regulations as a potential home buyer is interested in a home currently on the market. Informed agent fences are only allowed to surround in ground pools as written in the

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by-laws. Agent states there are homes with black chain link fencing in existence with our response informing him that sub is surrounded by others not having any fencing regulations. Asked the agent to be more specific with an address he is referring too. Agent asked for a contact number for further questioning with our latest reply being that of preferring email communication along with the fact overview of bylaws are available online.

Owner: Rick **Status:** Pending further communication

Line Item 2 Financial Actions

Board members in attendance received a copy of the latest financials from our treasurer Martha. All informed that 95% of sub are in “good standing” with two of those still owing for late penalty of the 9%. These individuals were sent a reminder that this amount is still owed even after the fact they submitted the annual \$100.00. The remaining 5% will be billed again accordingly with a couple of them fast approaching the filing, in form of a lien, given the three-year grace period decided by this board.

All bills are currently paid.

Martha made mention that some associations charge a nominal fee for a paid in full letterhead regarding the sales of a home showing seller being in good standing. No further discussions afterwards.

Jeneene questioned the contents of the billing verbiage in which Martha provided answers to these.

Owner: Martha **Status:** Ongoing

Line Item 3 Quote Package Actions

All informed that seven packages had been mailed out to potential landscape companies seeking quotes for the 2020 lawn maintenance within the sub. As all know this was graciously created by resident, Louie Gennari, volunteering his time and efforts. Two things were discussed with one being the original package stated yearly addition of premium wood chips with this document being forwarded in May to all board members. On September 12th this

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package was mailed out with a change in frequency of wood chips being revised to as needed. All present comfortable with this. Second issue was the frequency of weekly lawn cutting v 10 days as written in package. Martha and Dave mentioned that we increased dues to retain current services and should refrain from eliminating a minimal amount of cutting as this may have a negative impact just after increasing dues. With Rick stating he didn't think anyone would notice a difference in appearance he agreed with the points being made by others.

As of this writing there has only been one company, ADW Landscape, that has provided a quote. One quote has been returned to our PO Box as undeliverable. This no response may be due to the 10-day requirement vs the normal weekly that so many follows. Deadline is approaching to have these quotes in hand. Dave has informed us that ADW will be providing snow removal this season with a minimal increase.

Owner: Board **Status:** Ongoing

Line Item 4 Entrance Actions

Concerns of the ongoing weed situation involving both island and signage raised its ugly head a couple of times throughout this growing season. Weed roots are so embedded within the soil around the sign that Dave took on the task of directing and demanding that our current landscaper make every attempt to keep this issue at bay. A couple of times this year it was becoming disturbing, either by phone or person, and in some cases speaking on behalf of someone that the same conversation was taking place about this problem. Bottom line is that hand weeding twice a year does not suffice and we will continue to see same results year after year. Compounding this problem is that two parties are involved with a single goal of having a beautiful entrance yet on different schedules whereas either area will always be in worse shape than the other. Rick had made mention of having landscaper responsible for weeds throughout the season with all areas involved. This way no board member would be bothered with such a medial task and whatever it takes for the chosen landscaper in keeping those areas free from weeds the entire growing season. Rick used the grounds of Beaumont GP as an example of what should be.

As Kathy had pointed at one time the annuals suffered this year. The "pop" evident as in years past fell short and more than likely due to the fact nutrients need to be added that goes above

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the usual Miracle Gro solution. These discussions took place during face to face with ADW while at the entrance discussing weed issue. Advice given by ADW as this can be corrected with proper nutrients to the soil. Something not done in the 25 years.

Martha had made mention that either by our research, Kathy's guidance, and advice from landscaper we can lock down a set number of annual flats to be planted yearly assuring us that we have a continual flow of similar looks year after year. Rick made mention that it seemed we had less flowers this year than in the past.

Those in attendance of this meeting soon realized the time involved for a quick turn around is more than likely too much time and labor for a single volunteer to handle as the growing season begins next year. With Kathy not in attendance this discussion to continue with her voice being heard as is only fair for the countless hours and plants she has vested in this.

Owner: Board **Chair:** Kathy **Status:** Ongoing

Line Item 5 Open Discussion Actions

Martha provided a document that she would like reflected in these minutes. This document refers to a resident requesting financials and being refused this request. This request had never been asked of Martha by any resident and certainly would have never been refused. As always questions can be answered directly at our annual Town Hall in May or requested by email at any given time throughout the year. If face to face is requested this will take place with Martha and a fellow board member will be present as well.

She does not appreciate somebody questioning her credibility in a conspicuous manner.

Owner: Board **Status:** Closed

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Martha had made mention of a resident willing to donate a monetary donation if used towards fall decorations.

Owner: Martha/Kathy **Status:** Ongoing

Dave had questioned the painting of lamp posts within the island. Rick replied with Mr. Gennari has contacted a company that had informed him that removal of these posts and brought to facility would be best for all. Will speak with Mr. Gennari to move forward with costs and means of disassembling these posts.

At this time Rick also mentioned the option of going LED lighting throughout the island in which Glenn has been contacted and sounded promising as LED's are already in place for signs. Opportunity also exists that globes may be replaced with newly painted poles.

Owner: Rick **Status:** Ongoing

Suggested by Martha to have original by laws posted to website thus deleting the "snapshot" overview existing today on this site. We must make sure that the two changes that have taken place over the years are included in this document as the original is not an electronic format. Two revisions are plastic sheds allowed and large satellite dishes removed from original document. Proper procedure of this to be reviewed with our attorney. Along with this we need to figure out proper recording of Rules and Regulations coming forth in which the attorney can inform us as well.

Owner: Martha **Status:** Ongoing

Martha suggested that we create a Rules and Regulations document reflecting current time as original one existed from back when this sub was created. Will use the original as a model.

Owner: Rick **Status:** Ongoing

Martha suggested that minutes to be placed on the website in a PDF formatted file. All agreed and will speak with Barb on how to get this accomplished.

Owner: Rick **Status:** Ongoing

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Rick had brought up the topic of willow in park that was cut to the ground earlier in the spring due to some sort of disease process. No stump grinding took place at this time. Kathy made mention of resident complaint of new growth impeding on said property. Rick failed to see this, and new growth is taking place. Jeneene thinks maybe it has to do with branches hanging over property. Further review on 9/27 once again put to rest this thought as well.

Owner: Rick Status: Closed

Meeting closed at 8:55 with no further discussions.