



BOARD MEETING

WEDNESDAY, APRIL 10TH
NOON – 1:00 P.M.
NORTHEAST LIBRARY
5513 THOMASVILLE ROAD

Minutes

Pre-meeting discussion with one residence regarding burning concern with their neighbor Issue was raised via letter to the Board approximately 2 weeks ago. Homeowners were satisfied with the Board's response.

Call to Order

Board Members in attendance

Steve Lewallen, President
Christine Boulos, Vice President
Brandi Van Leuven, Director
Greg Madden, Treasurer
Larry Momyer, Secretary

Danny Hayes, Association Manager

Homeowners in attendance

None

Treasurer Report: *Greg Madden, Treasurer*

- Budget overview for 2024 reviewed
- Steve acquired details on the last road repaving project, including the tonnage of asphalt used which will aid in making more accurate estimates of future repaving costs.
- Current P&L balance sheet update: *Danny Hayes*
- No imminent financial issues of concern
- Motion approved to put \$50k of on-hand cash into a CD to take advantage of current rates. Leaves approximately \$46K available in checking/savings. Noted that \$156K currently in CDs will mature in 3 months.
- Motion approved to hold 2023-2024 HOA dues unchanged from 2022-2023 based on solid balance sheet and upcoming expenses. Homeowners to be notified when annual notices are sent out in June.
- One resident remains delinquent for 2022-2023 dues



Business

- Landscaping: *Christine Boulos*, Presented proposed improvements to the West entrance. Due to less area available behind the West columns, that part cannot be matched to the East entrance. Areas along Maclay (south side) can possibly be cleaned up by the county as they have already taken care of the north side.
- Signage: Danny has received a quote (original sign supplier) to clean & repair damaged and unsightly signs. Prior to approval the Board would like confirmation that the same materials, color, etc will be used. Approval will be by email responses.
- Lake Gate: Repairs not yet complete and debris not removed. Motion approved to move the gate one section to the West which will relocate the service access area away from where rainfall erodes the road and water drains towards the lake.
- Road resurfacing: *Steve*, Steve obtained the cost details from the last re-pavement (2008). Asphalt used was 2671.16 tons at a unit cost of \$85/ton.

Committee Updates

- Book Club: *Christine Boulos*, ongoing
- Welcoming Committee: *Judy Momyer*, The Almaguer's home is under contract so there will be one new family to welcome soon. Two other homes are listed, currently not yet sold.
- Architectural Committee: *No new requests*

Future 2024 BBHOA Meeting Dates (noon on Wednesday at NE Library)

- August 21st
- October 2nd (Annual Homeowner's Meeting, location TBD)

Meeting Adjourned



Business

- Landscaping Updates & Plans
 - West Entrance Improvement Plan: *Christine Boulos*
 - Monitor new growth in East Entrance
 - Possibly have Pascual handle West Entrance improvements
 - Consider improvements to lighting (positioning & brightness)

New Business:

- BB Lake/Pond fence gate may need repair/replace: *Steve Lewallen*

Future BBHOA Meeting Dates: (Noon on Wednesdays at NE Library)

- ✓ April 3d
- ✓ August 21st
- ✓ October 2d (Annual Homeowners' Meeting Location TBD)

Adjournment