

**BLUE RIDGE ESTATES  
HOMEOWNERS ASSOCIATION  
BOARD of DIRECTORS MEETING**

**APRIL 25, 2020  
10:30am**

**\*\*\*Due to the Stay At Home order for the Coronavirus this meeting will be a TELECONFERENCE ONLY meeting.**

**Call in number is 877-820-7831 - Participant 7684174#**

**MEETING MINUTES**

Date: April 25, 2020  
Time: 10:30 AM  
Place: Teleconference

Meeting called to order: Time\_10:32am

Quorum Met: \_\_\_Yes

Board Members Present:

Linda Blosser-Present  
Mike Bourne-Present  
Theresa Bayer-Present  
Dan Trainor-Present  
Catherine Rogers-Present

Member Present

Gary & Sharon Gambow  
Ron Krug  
Mike & Barbara Nitz  
Joe Hancock  
Maria Caballero  
Mark McFadden

Pledge to the Flag: \*\*we will suspend our Pledge until we are back to normal meetings.

Adoption of the Agenda: Motion/Second Catherine/Mike  
Approval of the Meeting Minutes from February 29, 2020:  
Motion/Second Mike/Dan

## Board President Announcements:

1. Special Guest Speakers rescheduled: Supervisor Parks & Judy Prosser will be present when we can meet in person
2. Introduction to the new Board Members; Catherine Rogers & Dan Trainor were introduced as new Board members.
3. Volunteers for Association Committees, we still need you.....

## OLD BUSINESS:

### Discussion and Possible Approval:

1. Explanation of Annual Audit per Arizona Revised Statute- Mike investigated the requirements and we do not have to have an annual certified audit, but we do need a compilation yearly. It seems like there were some compilations completed and Mike and Theresa are still looking into all the past years.
2. Update on USPS Cluster Box-- Mike ordered and installed a new USPS box on the existing pad and the keys have been provided to the Happy Jack post office for future needs. The cost of the box was \$1372.24 with no additional installation costs.

## NEW BUSINESS:

### Discussion and Possible Approval:

1. Accept the resignations of Don Esperson and Dave Gigger. Motion/Second Catherine/Mike
2. Ratify appointment of Catherine Rogers to Member at Large. Motion/Second Mike/Theresa
3. Ratify appointment of Dan Trainor to Secretary Motion/Second Mike/Catherine
4. Financial Report- -  
Theresa read into the record the financial report
5. Presentation from the Fire Safety Committee on the 2020 Lot Cleaning and Inspections-  
Theresa and Catherine Theresa read the proposed guidelines for lot inspection and compliance requirements for the 2020 season. The proposed guidelines are attached for review. There was a lot of discussion about past and future inspections and notifications. Following are points discussed.

- The new guideline on emailing, and sending notifications is very positive since people want to know if they are in compliance.
- On the failure reports, we need to provide specific reasons for the failure.
- There was discussion about when the lots should be inspected and when non-compliance occurs. Should the inspections be in the spring, summer, or fall. Lot cleaners may not be available in the spring summer due to hunting season. Since the lots may still be wet from the winter, having tractors and trailers on the lot in the spring may cause property damage.
- It was suggested to not enforce lot cleaning this year due to Covid19, and the travel/stay at home restrictions.
- Early snow fall is sometimes very wet and heavy which causes limbs to bend and break. This is one of the reasons to have the lots cleaned prior to the first snow fall.
- Some lots are ready to be inspected now and if you are, please let Catherine or Theresa know and they will work on the schedule. However, the compliance report will not be sent until June at the completion of lot inspections. This will make it easier to keep track of the paperwork.
- Discussion of the pine needle cleanup was briefly discussed as to the requirement and when/if they should be raked up.

Ron Krug & Mike Bourne volunteered to be on the Fire Safety Committee and were accepted.

A. The Board welcomes comments from the Membership. Please keep your comments brief, no more than 2 minutes per lot owner. Thank you.....

A request was made to look into the BRE Architectural Committee contract with HOAMCO. It looks like fees are being charged and they may not be correct since the BRE Board should be the only one issuing fees. The fees being charged may also cause a lot owner to pay double because of county fees. Mike

responded that he is currently looking into this and currently there is no contract, only a proposal. He is working on developing a play book so that it will be easier for members to access the forms along with the proper fee table. Mike is looking for members to form a working committee for this. Ron Krug, Theresa Bayer, and Dan Trainor volunteered for this committee.

There was also discussion about the HOAMCO portal and that it is sometimes difficult to access. Starlight Pines and the Water District Committee have websites that are easier to work with. We will look into their sites to see if it makes sense for BRE.

Guest Speaker:

Dr Ron Krug will give an update on the Proposed Water District. The water district map is completed with those that have requested to be included in the new water district. The Water District Committee (WDC) is now ready to meet with the county, however due to issues with the attorney and now with the county offices being closed, the meeting will be postponed until they can meet in person. If the WDC proposal is accepted, then the new water district will be approved. If the WDC proposal is rejected, they will need to address the concerns and resubmit the proposal with the concerns addressed. The current Starlight Water company is aware of the delay and although are not happy, they understand the delays and will continue working with the WDC.

Requested Agenda items for next meeting:

Ron Krug - Water District update

Theresa Bayer/Catherine Rogers - Fire Safety update

Motion for Adjournment:

Time: 11:31am \_ \_ \_ \_