

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

**June 27, 2020
10:30 am**

*****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: June 27, 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

Wally & Debbie Motrych

Ron Krug

Mike & Barbara Nitz

Joe Hancock

Cassie Lanford

Jennifer Stanton

Sharon Bourne

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

Adoption of the Agenda: Motion/Second Mike/Theresa-passed

Approval of the Meeting Minutes from April 25, 2020

Motion/Second Mike/Dan-passed

Board President Announcements:

1. Special Guest Speakers rescheduled:
2. This is an BRE HOA election year and we are looking for members who would like to help our community. Contact Linda, or any board member if you are interested. No special skills are required, and we will show you the ropes.
3. The cows are here and will be coming through soon. Make sure all gates to the national forest are closed and notify the board if the fence on your lot that abuts the national forest is broken or damaged. We do not want cows in our community since they will cause a lot of damage.

OLD BUSINESS:

Discussion and Possible Approval: None was brought up for review.

NEW BUSINESS:

Discussion and Possible Approval:

1. Website, URL, Email Addresses; Dan Trainor mentioned that in the past the BRE had our own website that was easier to navigate than HOAMCO and suggested we investigate building a new one. Mike Bourne mentioned that he has been talking to the person that created Starlight Pines and other websites to see if she would be interested in developing ours. He mentioned that she was, and she is putting a proposal together so that it can be presented to the board. For now, the exploratory committee will continue looking into all aspects of a website. This may also include BRE HOA specific email addresses.
2. Financial Report— Theresa read into the record the financial report. Theresa also mentioned that the 2019 audit was completed and will be ready for distribution. Some members requested a copy of the report to be sent to them, which will be done as soon as possible.
3. 2020 Lot Inspections— Catherine/Theresa reported that they have completed the lot inspections with the help from Ron Krug and Mike Bourne. The lots were inspected in teams, so that the report is consistent across all lots. Most of the lots are in good shape. Some lots need additional laddering up of dead and live branches. We need to remember that trees grow, so we need to make sure as they do grow, we keep up to the cleaning requirements. There may be additional time added to the lots

that fail inspection to come into compliance due to the covid recommendations we are currently under. The Bly pit is getting full and we need to be diligent in how we dispose of our loads. Drop them as far back into the pit as possible, so the pit does not have to close prematurely. The National Forest is currently under stage 2 fire restrictions which means no power saws or any open flame including smoking. The final lot inspection report should be compiled and sent to members by the end of July. A new lot owner asked about lot cleaning requirements, and those were explained.

4. Architectural report and update; Mike mentioned that the AC has 3 members, Mike Bourne, Mike Nitz, & Dan Trainor. Since the 1st of the year, there have been 19 requests submitted for approval. They consisted of a new home, detached garage, trailers, sheds, driveways, gazebo, shade canopies, flag poles, and play structures. Most of them have been approved and the others are under review. One of the reasons for delayed action is that some requests were sent to HOAMCO and because they are not in the BRE area, some were not addressed in a timely manner. Mike lead an AC taskforce to address approval issues and confusion in the process. During the meetings it was suggested that the BRE HOA terminate the contract with HOAMCO for AC requests and to handle those internally. This was presented to the Board for approval, and it was approved to handle all future AC requests internally. Mike met with HOAMCO and the handover of documents was completed, so all future AC requests, issues etc., will be handled by the AC Committee. The taskforce consisting of Mike Bourne, Ron Krug, Theresa Bayer, Mike Nitz, and Dan Trainor continued meeting to go over the AC alignment document and to hopefully make it easier to understand and to reduce confusion. There was a total of 7 meetings and the process is completed. Now it needs to be addressed by our legal team to make sure we are still in compliance with our governing documents. That process will begin soon and hopefully the final document will be ready to present by the end of August. * There have been complaints about trespassing on the emergency easement between lots 133-134 in northeast corner of our subdivision. It was also reported that the locks on that gate were cut. This was reported to authorities and they will be investigating the issue. During Mikes conversation with the national forest personnel, it was

mentioned that in cutting the locks the person was committing a federal crime.

Guest Speaker:

Dr Ron Krug to give an update on the Proposed Water District. Ron mentioned that there is a county meeting this coming Monday night on the proposed establishment of the Blue Ridge Domestic Water Improvement District (BRWID). A website was created to keep people informed of what is happening and the URL is BRWID.org. The current district board is not being paid, and they are currently funding their activities out of personnel finances. The current water company is being sold because the owners want to retire, and they have expressed interest in the communities that they currently serve buy the business and create the new District. There is some opposition to the plan to buy and run the new District. The reason varies but those will be addressed Monday night. If the vote is positive on Monday, then the current temporary board will transition to the new BRWID board. A capital reserve will need to be created to keep the new district in compliance. A rate increase to the monthly water bill is be projected at approximately \$15.00 to \$25.00. If the vote is negative, then the board will determine next steps. Catherine reminded members that there is a Fire District and is currently in effect and run by a board.

Linda again reminded people that this is an election year and we are always looking for help.

Requested Agenda items for next meeting:

Motion for Adjournment: -approved

Time: 11:46am