

BLUE RIDGE ESTATES HOMEOWNERS ASSOCIATION
HAPPY JACK ARIZONA
MEETING MINUTES
August 29, 2020

Saturday, August 29, 2020

Meeting was called to order at 10:32 AM.

A quorum was met.

Linda Blosser———present
Mike Bourne———present
Theresa Bayer———present
Catherine Rogers——present
Dan Trainer———joined late

Adoption of the Agenda:

Motion by Catherine
Second by Mike
Motion passed

Approval of minutes from June 27, 2020:

Motion by Mike
Second by Theresa
Motion passed

Board Presidents Announcements:

1. Guest Speakers will be invited next year (2021) due to the Covid Pandemic our meetings are being held as Teleconference Only Meetings.
2. I spoke to the Starlight Community Centers spokesperson and it was explained they “might” reopen in 2021. It all depends on the Covid Pandemic with state and county regulations. This will mean our 2020 Annual Meeting and Election results will again be a Teleconference Only meeting.

3. It's that time again, BOARD OF DIRECTORS ELECTION. It's your chance to step up and join the board. New faces, new ideas, help support our beautiful community. You should have received the "Letter of Interest Application" in the mail and or an email blast. Fill it out send it back to HOAMCO, let's get your name on the ballot

Discussion and Possible Approval:

New Business:

1. Proposed BRE Website——Mike explained the importance of BRE having its own "user friendly" website. The HOAMCO website is confusing and has a list of issues when trying to use it. Mike discussed the startup costs, \$1,895.00, which Theresa stated that she and Linda would be meeting with HOAMCO on Monday to draft the 2021 Budget and would strongly look for the funds for startup in this years (2020) budget. The board felt the sooner the better for the Membership. With Covid restrictions it's sometimes difficult for the Membership to receive all the association information. Mike has volunteered to be our Web Master at no cost to the association. Thank you Mike.....
2. Architectural Report/Update——Mike explained things are moving along smoothly with 16 requests approved for various projects. The new house currently being built on Timber Ridge is about 40% completed with water, electric and septic being put in as we speak. Mike also touched on the new and exciting Architectural Guidelines for the Association. The working committee has spent many hours rewriting the guidelines to simplify and eliminate the confusion. The draft was sent to Carpenter and Hazelwood (BRE Attorneys) for approval, the documents have been sent back with rewrites and suggestions and the green light. As soon as the current legal matter at the Board of Realtors is heard and resolved we can go ahead and implement the new Guidelines. This will take place in October 2020.
3. Financial Report——Theresa gave an update on the Association Financial status. Please see Financial Reports that were sent out along with the Agenda to the meeting.
4. Lot Inspections——Catherine wanted to thank all the lots owners for the effort they put in to bring their lots into compliance.

We know that with the restrictions during the covid pandemic many lot owners cannot get to their lots to get them cleaned. For the first round of inspections there were 100 lots that passed and 93 that failed. During the second round of inspections there are now 123 lots that passed and 70 that still need work. One of the lots that needed work will be inspected today and should pass. There was a question about what the biggest issue was for not passing the inspection. Catherine said that dead and down and dead standing were the issues that caused the most problems.

5. Fire Safety Committee-----Theresa said that there is a working group to evaluate the current fire safety rules to see if they need modification to keep up with current Firewise guidelines. The working group had a meeting last Thursday and they started the process and expect that there will be more meetings they go through all the current rules. The next meeting is scheduled for September 3rd at 4pm and everyone is welcome to listen in and when asked provide input. The notice for the meeting will be sent out early next week.
6. Water District Update-----Ron Krug wanted to thank everyone that signed the petition to form the new water district. During the Coconino County meeting June 29th there was a unanimous vote to form the new Blue Ridge Domestic Water Improvement District (BRWID). The website for the new district is brwid.org and Ron mentioned that if you want information about what is happening, that you should check there. There is an interim Board of Directors consisting of one member from 5 different Blue Ridge communities. The 5 communities are Starlight Pines, Starlight Ranchettes, Pine Canyon, Tamron Pines, and Blue Ridge Estates. This was done so that no one community could dominate the BRWID Board. The interim Board will serve for a 1-year period and then elections will be held. The interim board is meeting on a regular basis and putting in a lot of time to get the new district in working order to comply with government guidelines. The new BRWID district is a subsidiary of Coconino County and must comply with open meeting requirements. Being a subsidiary is a good thing for the new district which makes governance easier. One of the first functions will be to interview and hire an

independent attorney to help establish the correct purchase price for Starlight Water. Once there is an agreed-on price, there are several different capitalization possibilities from securing loans, grants, or having the current Starlight Water owners carry the note. To make sure there is a smooth transition from Starlight Water to BRWID the board has decided to maintain the current management company that is in Tucson. This arrangement will be evaluated at the end of the contract to see if it will be renewed. There were some questions for Ron

- a) Is there a need for capital to help the board function? Ron said that donations are always welcome, and you can find out how to donate on the website.
- b) Will there be an assessment to fund the upfront costs that the board is incurring? Ron said that there will not be an assessment for that.
- c) Is there an attorney that is already being looked at? Ron said that many of the board members know attorney's and they will be interviewed.

7. Linda asked for agenda items for the board or upcoming meetings.

- a) There was a request to have the board investigate staggering the terms for the board so that they do not all expire at the same time which will create better continuity.
- b) There was a request to make sure that the new BRE website be funded. The new website will provide a place for all BRE members to find out what is happening.
- c) There was a question about what the board is doing about the proposed RV storage that is close to our community?

Motion to adjourned. Dan motioned, Catherine seconded, and is passed unanimously at 11:40am.