

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

**MINUTES FOR FEBRUARY 29, 2020**

**APPROVED MINUTES**

*Meeting was called to order at 10:31 AM.*

*Quorum was met:*

*Board Members Present:*

*Linda Blosser*

*Mike Bourne*

*Theresa Bayer*

*Dave Gigger*

*Don Esperson*

*Pledge to the Flag was said by all present.*

**1. Adoption of the Agenda:**

*Motion was made by Mike Bourne*

*2nd made by Dave Gigger*

*Motion passed to accept the Agenda as written.*

**2. Approval of the Meeting Minutes for January 15, 2020:**

*Motion was made by Mike Bourne*

*2nd made by Theresa Bayer*

*Motion passed to Approve the Meeting Minutes for January 15, 2020.*

**3. Board President Announcements:**

*Linda Blosser introduced the Board Members by name.*

*Referred to the list of committees and discussed the need for volunteers.*

*Referred to the calendar of up coming Board Meetings and asked the membership to add October 3, 2020 for the Annual Meeting.*

*Discussed the nature of Guest Speakers and asked for suggestions of persons the membership would like to hear from.*

*Asked the membership for a list of topics they want the Board to address.*

***Announced the “cows” will arrive in the area soon and asked those who are next to the bordering fence to check for open gates, breaks or areas that need repair. Doug Lendt our fence repair person has done an excellent job in prior years will continue to monitor and repair where needed. If you need immediate repair send Melanie an email and she will make sure Doug has your information.***

***NEW BUSINESS:***

***Discussion and Possible Approval:***

***4. Acceptance of the Resignation of Chance Tyler from the Board as Treasurer.***

***Motion was made by Mike Bourne.***

***2nd made by Dave Gigger.***

***Motion passed to accept Mr Tylers resignation.***

***5. Ratify the Appointment of Theresa Bayer to the position of Treasurer:***

***Motion was made by Mike Bourne.***

***2nd made by Don Esperson.***

***Motion passed for Theresa Bayer to the position of Treasurer.***

***6. Ratify the Outside Third Party Financial Audit:***

***In discussion, the question was asked if the Audit is a required completion in the Arizona State Statutes every year. The Board thought it was every 3 years but will clarify to assure the Association is in compliance with the state. Update and explanation will be given at the next Board Meeting. A question posed, how far back is the Audit going? Theresa explained the Audit was for 2019 only. The cost for this Audit including Tax Prep is \$2,500.00.***

***Motion made by Mike Bourne.***

***2nd made by Theresa Bayer.***

***Motion passed to have an Outside Third Party Financial Audit.***

***7. Ratify the Closing of the 2019 Financial Books and Opening the 2020 Financial Books:***

***Motion made by Mike Bourne.***

***2nd made by Dave Gigger.***

***Motion passed to Close the 2019 Financial Books and Open the 2020 Financial Books.***

***8. Ratify Adjusting the 2020 Budget:***

***Discussion was held with explanation of the Adjustments to the Budget. Theresa and Linda explained with large unexpected (hopefully one time) expenses that were discovered in January the approved 2020 Budget had to be adjusted immediately. A Financial Audit was added at \$2,500.00. Insurance/Legal cost***

**increase \$5,000.00. A USPS Cluster Box at \$2,500.00. There is enough funds in the Operating Account to cover these expenditures.**

**Motion made by Mike Bourne.**

**2nd made by Don Esperson.**

**Motion passed for the Adjustment to the 2020 Budget.**

**9. Alliance Association Bank Signature Cards:**

**Explanation to the membership for the need to change and update the Signature Cards was given. With new Board Members in key positions it was important to delete the past Board Members and add the new Board Members. Signature Cards were signed by Linda Blosser, Mike Bourne and Theresa Bayer, with Theresa leading due to her position as Treasurer.**

**Motion made by Dave Gigger.**

**2nd made by Don Esperson.**

**Motion passed and signed off for the new Alliance Association Bank Signature Cards.**

**10. USPS Cluster Box:**

**Motion made by Dave Gigger.**

**2nd made by Don Esperson.**

**Motion passed to purchase an additional USPS Cluster Box.**

**11. Realignment of Board Member Responsibilities:**

**No motion or vote necessary for this item.**

**Linda Blosser (President) will help Dave Gigger with Agendas and Minutes due to Dave is going into his busy season at work and may not be able dedicate the time to the Board business.**

**Mike Bourne (Vice President) will assume the Architectural Chairs responsibilities allowing Mr Esperson (current AC chair) to become Member at Large to help when and where needed.**

**Guest Speaker:**

**Our first Guest Speaker is Dr Ron Krug who gave an excellent and very informative presentation on the Proposed Water District. Thank you Dr Krug, I hope you'll agree to give us updates as negotiations change and become available for the stake holders. C-attachment for Dr Krug's talking points. If you have questions on the Proposed Water District go to their website and or reach out to Dr Krug.**

**Call to The Membership:**

**This is the time we open the meeting to the membership. We want to hear from you, if it's important to you, it's important to us.**

**Several residents discussed the importance to remind everyone WOOD BURNING FIRE PITS or a BONFIRE IN YOUR DRIVEWAY or an unauthorized/unapproved fire is NOT ALLOWED per our documents and you will be fined. If you have questions on this please refer to a Board Member.**

**Motion for Adjournment:**

**Motion made by Mike Bourne.**

**2nd made by Dave Gigger.**

**Motion passed for Meeting Adjournment.**

**Next Meeting is scheduled for Saturday, April 25, 2020 at 10:30 AM at the Starlight Pines Community Building.**

**Minutes respectively submitted by Linda Blosser on March 1, 2020.**