

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

January 28,2021
4:00pm

******Due to the Coronavirus this meeting will be a Zoom online meeting******

<https://hoamco.zoom.us/j/83433505466>

MEETING AGENDA

Date: January 28, 2021

Time:4:00pm

Place: Zoom.us link; <https://hoamco.zoom.us/j/83433505466>

Meeting called to order: Time 4:07pm

A quorum was met.

Mike Bourne - present

Dan Trainor - present

Theresa Bayer – excused

Catherine Rogers – present

Deb Althouse – present

Member Present

Kris Lulloff

Ron Krug

Barbara & Mike Nitz

Ann Whitmore

Valerie & Tim Meyer

*****Meeting Chaired by David Kinsey*****

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

Adoption of the Agenda:

Motion by Dan

Second by Deb

Motion passed unanimously

Review and Approval of Minutes – December 5, 2020

The minutes from the December meeting should be from December 12th not December 5 as shown on in the minutes.

Approval of minutes from October 3, 2020: will be moved to the next AGM

Motion to approve minutes as amended

Motion Dan

Second Deb

Passed unanimously

New Business:

Reports – Discussion and Approvals

1. Approval of Deb Althouse appointment
2. HOAMCO – AGM update
3. HOAMCO – Financial report due to Theresa absence
4. Fire Safety – Catherine Rodgers
5. Architectural Committee – Mike Bourne
6. Water District Update – Ron Krug

New Board Member:

Motion Dan to approve Deb Althouse for the open Board position

Second Catherine

Passed Unanimously

HOAMCO:

Current number of accepted ballots for the election: To date we have received 66 ballots and we need 97 to have a quorum. We are 31 ballots short. A list of the missing ballots will be distributed to the board to be assigned to contact and see if we can get a quorum for the election.

Financial report:

Was sent out and submitted in writing.

The finances of BRE are in great shape considering the current pandemic and the problems facing the economy. Mike mentioned that the main reason we are in such good shape is due to Theresa and the job she has been doing for the community. Her detail has been a great help and made sure we had only a small deficit by properly allocating funds to meet budget.

Fire Safety:

There were 3 recent inspection requests of which 2 passed. With the 2 new passed lots we now have 137 of 193 lots in compliance or approximately 70%, which is good, but we are striving for 100%. There are new Fire Safety regulations that were passed in May and are in effect. New inspections will begin May 2021

NOTE: There are 2 major updates to the new Fire Safety regulations.

- 1. All dead standing trees must be taken down. You are no longer allowed to have 1 dead standing.**
- 2. Raking of lots with a structure, must rake a 30' defensible space around the building.**

A discussion was had about lot clean up and a suggestion was to schedule a community lot clean up day that will allow neighbors to meet and help each other. It was also suggested to have a get together or potluck at the end of the day to help bring the community together. There are many members that have trucks, trailers, saws etc., that are willing to help. The suggestion was favorable met and the Board will look into making it happen.

Architectural Committee Report:

There were 3 recent approvals, 1 for a garage and 2 for shade covers. Like the Fire Safety Committee, there are new rules for the Architectural Committee. The new rules have been recorded, approved and posted on the website <http://blueridgestates.org/> . There are 3 homes in the approval process, with

one being issued a CoO and 2 awaiting permits. One lot is conducting a perk test and there are garages and other projects pending approval. Mike is working with contractors to make sure that they comply with the guidelines before they submit the plans for approval.

Water District Report:

The District now has their own lawyer who specializes in water districts and this is working out well. The Board is working on new governing documents and that takes time since they are complex and need to comply with Title 48 - Special Taxing Districts. A purchase offer has been sent and they are currently waiting on a response. They expect to have an answer within a month. They are working with the Water Infrastructure Finance Authority (WIFA) to get the funding for the purchase. This process is tedious since they require specific documents and they do not tell you what those documents are until you submit the application. The current Board has good working synergy and they hope to have the process completed soon.

Meeting opened to the Association:

It was discussed that we still do not have a current email list for all of our members, and we are working on ways to remedy that.

Also, Mike mentioned that we are always looking for help on committees and other projects, like lot inspections, website updates, membership contact information etc.

No other questions or comments were issued.

Next Meeting April 29th 4pm

Motion for Adjournment:

Motion made by Dan

Second made by Deb

Passed unanimously

Meeting adjourned: 5:01pm