



## Blue Ridge Estates Homeowners Association of Coconino County

### Board of Directors Meeting Minutes

Meeting Date: April 29, 2021

Time: 4:00 PM

Location: HOAMCO hosted Zoom Meeting – Dave Kinsey moderating

#### ***Meeting called to order:***

Time: 4:05 pm

#### ***Quorum Met, Board members present:***

- Mike Bourne
- Dan Trainor
- Catherine Rogers
- Debi Althouse

#### ***Property Owners joining the meeting:***

- Debbie and Wally Motrych (Lot 94)
- Barbara and Michael Nitz (Lot 106)
- Ron Krug (Lot 141)
- Janice & Gene Yonkovich (Lot 191)

#### ***Agenda Approved unanimously by the Board***

##### ***Regular Agenda:***

1. Approval of January 28<sup>th</sup> meeting minutes – approved unanimously.
2. Financial report by Dave Kinsey (HOAMCO) due to Theresa Bayer absence. No significant issues.
3. Fire Safety report by Catherine Rogers. Still have many lots, 56 of 193 lots not in compliance with the Rules from the 2020 Fire Safety Inspections. Due to Covid, the Board agreed to relax the Rules for 2020. However, for 2021 the Rules will be enforced normally. Property owners can communicate to the Fire Safety Committee via email at: [bre-fsc@blueridgeestates.org](mailto:bre-fsc@blueridgeestates.org) Reminded the Rules were changed to include "No Dead Standing", "Raking within 30ft of any structures", and the timelines for the Fire Safety Inspections, notices, and compliance deadline.

##### ***Inspection and Fine Process***

1. May 15 to June 15 - Initial Fire Safety inspections will be conducted.
  2. June 16 to June 30 - Notification letters of Compliance or Non-compliance issues will be sent to property owners.
  3. July 1 to July 31 - Property owners of Non-compliance lots must reply with an action plan to bring the lot into Compliance. Fire Safety committee will re-inspect lots when owners complete work.
  4. September 15 – All lots must be in compliance. After the Annual General Meeting, Non-Compliant lots will be reviewed by the Blue Ridge Estates Board of Directors and Fire Safety Committee to determine next actions.
  5. October 15 or Executive meeting after Annual General Meeting – Letters reviewed and approved by BRE Board to initiate the fine process.
  6. January 1 of following year – \$500 Fine assessed.
3. Architectural Committee –report by Mike Bourne. 6 approval requests since January 1, all approved. 3 new residences under construction and 1 new residence plan approved and waiting for

permitting. 2 detached garages under construction. 1 inquiry for a guest house – not allowed under BRE CC&R's and AC Guidelines.

4. Water District Update by Ron Krug. BRDWID submitted the application package to Water Infrastructure Finance Authority (WIFA) of Arizona for a low interest loan to purchase the Starlight Water Company. Mike Bourne was appointed as a BRDWID Board member replacing Jack Beale. Next steps and actions include creating a budget plan, proposing a rate schedule and hearing, create an organizational structure and staffing plan, and finalizing the purchase agreement once the WIFA loan is approved and complete.
5. Board unanimously accepted the resignation of Theresa Bayer. Theresa took on the Treasurer's role for BRE last year where she recognized and fixed some accounting issues. Theresa prepared the annual budget plan and co-lead the Fire Safety Community. Theresa played a vital role in the BRE HOA Board and her contributions are very much appreciated.
6. Election status – quorum not met. Will try again in July with new ballots.
7. Established Neighborhood Watch Call list – intended for neighbors to contact neighbor's for issues or concerns observed on a particular property. Such a list would be shared amongst those that signup.
8. BRE President's message – Mike Bourne
  - Fence cut in a number of locations along the north fenceline (lot 12, 133, 134. Repairs made cost \$350. [Dan Trainor – fence belongs to community, Ron Krug – thought a camera had been installed long ago, Terry Payne – offered to help install camera]
  - Excessive noise and other unreasonable nuisances. Violation notices with associated fines issued.
  - Theft reported in the community at the home construction sites. Please be aware and report anything suspicious to the Sheriff's Dept.
  - Fire season upon us and expected to be extremely dangerous. We are in an extended drought period and ask all property owners to continue to be diligent with lot maintenance to help with fire safety.
  - Call to membership to help with BoD, Fire Safety, AC, Website maintenance/management, social committee, and getting involved with the community.

Meeting adjourned at 5:10pm.