



Board of Directors Meeting Minutes

Meeting Date: October 2, 2021

Time: 10:00 AM

Location: Starlight Pines Community Center and Virtual meeting via Zoom.

Board members present:

- Mike Bourne
- Dan Trainor
- Catherine Rogers
- Brian Alexander
- ~~Deb Althouse~~ (absent)

Property Owners present:

- Bert Stevenson (Lot 120)
- Lisa Alexander (Lot 36)
- Barbara Nitz (Lot 106)
- Ron Krug (Lots 141~144 & 166)
- Chad Schexnayder (Lots 11 & 12)

Property Owners joining Online:

- Ann Whitmore (Lot 167)

Meeting called to order at 10:05 am.

Agenda:

1. Establish Quorum – ballots received.
NOTE: If Quorum not met, then convene regular Board Meeting
2. Election Results – HOAMCO to provide ballot counts
3. Financials – HOAMCO/Brian
4. Architectural Committee Report – Mike
5. Fire Safety Report – Catherine/Deb
6. Blue Ridge Estates HOA Updates – Mike
7. Open meeting – membership invited to speak, make comments and provide feedback, or volunteer!
8. Adjournment

Discussion:

1. Establish Quorum for Annual Meeting.
Received 71 ballots, so quorum for annual meeting not met. Need 97 votes to establish quorum and have Board member election.

Quorum for Annual Meeting not met. Will convene a regular Board meeting.

- Motion to convene Regular Board meeting:
 - a. Motion by Dan Trainor
 - b. Second by Brian Alexander
 - c. Approved unanimously
- 2. Election Results – received 71 votes, but quorum not met to have an election.
Governing documents not clear on next steps. Will investigate to determine how to proceed. All current Board members have been appointed, not elected.

3. Financials –Ted Wojtasik (HOAMCO) reviewed the 12/2020 to 8/31/2021 financials. Budget performance very good. Still a few outstanding HOA assessments in the collection process. Brian Alexander compared year-over-year actuals and FY21 budget performance. Forecast to be significantly under budget by end of year.
4. Fire Safety Report (attached) – Catherine Rogers.
 - a. Worked with many property owners to improve the 54% compliance in June to 84% at the end of September.
 - b. 29 properties in BRE still not in compliance. These properties are subject to violation fines if not in compliance by end of the year.
 - c. Catherine will send emails to each non-compliant property owner in an effort to gain full compliance.
 - d. Lot inspections started in 2005 and were usually in the 80% compliance range.
 - e. There were 3 Bark Beetle trees noted during the June inspections. There were pockets of out-breaks throughout the community over the summer. Most have been removed. **Reminder: No Dead Standing Trees allowed under the Fire Safety Rules & Regulations that were effective January 1, 2021.**
 - f. Bark Beetle rules should be reviewed and updated to include a process to be followed if a Bark Beetle tree is identified and removed quickly to help prevent the spread of the Bark Beetles.
5. Architectural Report (attached) – Mike Bourne.
 - a. 15 Approval Requests submitted since Jan 1 – all approved.
 - b. New home inquiries on Lots 66 and 28.
6. BRE HOA updates – Mike Bourne
 - a. Welcomed Ted Wojtasik with HOAMCO replacing Dave Kinsey who moved out of state.
 - b. Fire Safety compliance is good, but not as good as our neighboring HOA's.
 - c. The Fire Safety Inspections are a big job. We could use some more volunteers to help with this effort. This year's inspections took a bit longer than anticipated and as such, the notices were sent out late.
7. Open to membership:
 - a. Lisa Alexander asked about trimming the native grasses. Is it best to "week wack" or just leave. Catherine responded it would be best to wait until Spring to cut any grasses. The birds feed on the seeds in the wintertime.
 - b. Ron Krug asked what is being done about all the trailers that are visible from the streets and about the ATV's parked in the driveways. Mike responded that the AC is working with property owners that have the visible trailers. Some are difficult to address since they had approvals from a previous AC. A few have been resolved with several remaining to be reviewed. An ATV can be parked in a driveway if it is licensed to be operated on the street like any car or light truck. Unlicensed vehicles must be parked in an enclosed garage.
 - c. Catherine reminded the meeting participants that BRE developed a website a year ago that has a lot of good information. The website address is:
<http://blueridgestates.org/>

Meeting adjourned at 10:45 am.

Blue Ridge Estates

Fire Safety Inspections - 2021

Results on 6/15/2021

	<u>Number</u>	<u>Percent</u>
Total	193	100%
Pass	107	55%
Not in Compliance	86	45%
Dead Standing	61	32%
Dead Section	11	6%
Stump	8	4%
Dead and Down	47	24%
Ladder up	17	9%
Dead Limbs	51	26%
Ornamental (includes Cedar and Juniper	0	0%
Raking	8	4%
Firewood	5	3%
Bark Beetle	3	2%

pass No Pass

	# pass	No Pass
# Lots with Dwelling	81	27
# Vacant Lots	112	59

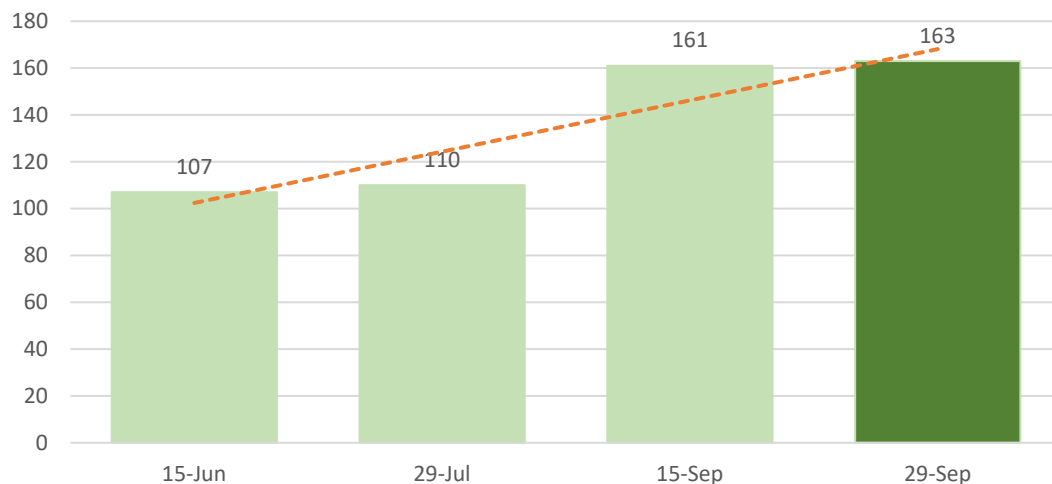
% NOT in

	% of lots	% PASS	Compliance
lots w/dwelling	42%	67%	33%
vacant lot	58%	47%	53%

2021 Fire Safety Compliance

	15-Jun	29-Jul	15-Sep	29-Sep
Lots in compliance	107	110	161	163
% of lots in compliance	55.4%	57.0%	83.4%	84.5%

Blue Ridge Estates Fire Safety Rules Compliance



Blue Ridge Estates HOA Annual Membership meeting

October 2, 2021

Architectural Committee Report

1. Architectural Committee Approval Requests
 - a. 15 Approval Requests submitted since Jan 1 – all approved.
 - 2 New Home Requests and Design Agreements
 - 1 Detached Structures (garage)
 - 1 Driveway
 - 2 Maintenance (cabin re-painting, driveway/walkway refresh)
 - 1 Fence Requests
 - 0 Temporary Trailer Requests
 - 1 Utility Trailer Requests
 - 7 Other Improvements (4 shade structures, attached garage, playset, & antenna)
 - 0 Not Approved
 - b. Construction Project Status Update
 - **New residences**
 1. Lot 19 at 4916 Bald Eagle – construction underway.
 2. Lot 99 at 5169 Bald Eagle – project complete. CoO issued and received 9/08/2021.
 3. Lot 113 at 5443 Bald Eagle – construction 90% complete. Targeting completion by end of November.
 4. Lot 72 at 2813 Hidden Creek – construction underway.
 5. Lot 34 at 4435 Starlight – drawings submitted to County for permitting.
 - **Detached Structures**
 - Lot 132 at 5409 Starlight Drive - garage addition. Construction underway.
 - Lot 138 at 5289 Starlight Drive – detached garage. Construction complete.
 - **Other Improvements**
 1. Lot 84 at 5318 Bald Eagle – fence project complete 7/09/2021.
 2. Lot 187 at 4769 Starlight – patio shade project complete April 2021.
 3. Lot 167 at 5930 Wolf Den – patio shade project complete May 2021.
 4. Lot 186 at 4799 Starlight – patio shade project complete May 2021.
 5. Lot 181 at 5500 Bald Eagle – patio shade project complete July 2021.
 6. Lot 120 at 5563 Bald Eagle – attached garage. Drawings being created for permitting.
 7. Lot 181 at 5500 Bald Eagle – install 30’ push-up radio antenna for emergency communications. Complete.
 8. Lot 99 at 5169 Bald Eagle – fence project complete 9/17/2021.
 - c. Inquiries
 - New home inquiry on Lot 66. Plans under development for permitting
 - New home inquiry on Lot 28.
2. Architectural Committee Approval forms updated on the Website (<http://blueridgeestates.org/architectural-committee/>) under Architectural Committee to reflect the newly adopted and approved Architectural Guidelines of the Association.