

Bay Club

Pre Annual Board of Directors Meeting

Date: 06/21/2014
Place: Frisco Town Hall
Time: 9:00 AM
Minutes Recorded By: Pat Miller

Call to Order

9:00 AM

Attendees

The following Board members were present: John Fleming, Laurie Helmick, Craig Kinney, Janis Taylor, and Randy Beeson. Pat Miller, Community Association Manager; Jon Obel, Area Community Manager; and Bob Towne, Property Manager represented Wildercrest Property Management.

Owners Forum, Comments, Concerns

No owners present for comment as they will be attending the Annual Meeting immediately after this Board meeting.

Approval of Previous Meeting Minutes

The minutes of the April 5, 2014 Board of Directors were reviewed.

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the minutes of the April 15, 2014 Board Meeting were approved as presented.

Financials

The financial statements and the Delinquency Report as of April 30, 2014 were reviewed.

- It was noted that at year-end the HOA was within \$120 of the budget.
- It was a hard winter for snow removal. Snow removal was above budget and the \$3,000 contingency snow budget was also used. After using the contingency budget, snow removal was still \$1,200 over budget.
- \$8,000 more than budgeted was spent on repairs and projects. Adequate funds were available in Reserves.

RESOLUTION: Upon motion made, duly seconded, and passed unanimously, the April financial statements were approved as presented.

Property Management Report

The Property Management Report was deferred until the Annual Meeting.

Capital Projects

- A Peak will do the asphalt/concrete project in July.
- Jet Black will come in after the asphalt/concrete project is complete and do crack fill.
- DR Custom Painting will paint the stringers and upper treads in July. The Board requested a bid on doing more touch up painting.
- Decks were inspected and 7 decks are peeling and cracking. It was noted by the Property Manager that sealant being used if not working due to the low temperatures at night. The seven decks will be repaired this summer but a plan for deck replacement needs to be formulated. The Property Manager suggested 2 decks per year beginning next summer.

Business

- Fire Pit – The fire pit will be moved to the deck of the owner of the fire pit.
- Unit 208 – The attorney has recommended long term rental for this unit. A meeting with the attorney will be requested to discuss a strategy going forward and answer Board questions.

Other Business

- New Signage – The number of signs will be reduced and the height of the signs will be decreased. An extension will be used for winter signs due to snow.
- Marijuana Use in Common Areas – Property Management and the Board will research options for this ongoing problem.

Adjournment

Adjournment was called at 9:58 AM.

