

Bern Creek Improvement Association Inc.
Minutes of Board of Directors Meeting
1550 Bern Creek Loop
March 27, 2018
7:00 pm

Mike Hutchinson called the meeting to order at 7:03 pm. A quorum of the board has been achieved with Mike Hutchinson, Kaki Decker, Cindy Martin, Kenny Castro, Kathy Gustufson and Michael Resnick.

Meeting was properly noticed by Kaki Decker

Board Vacancy: Gary Dahl has volunteered to fill the vacated seat. Kaki made a motion to appoint Gary Dahl, Cindy seconded, all in favor, Motion Passes.

Review ARC Forms:

1801 BCL: Kenny made a motion to approve the building as proposed, Michael R. seconded, all in favor, motion passes.

2505 MH: Kaki made a motion to approve the pool house as proposed, provided it will not be used as a rental, Cindy seconded, all in favor.

Variance for lot #78: Kenny made a motion to approve the set back variance on lot #78 for the new buyer, Kathy seconded, all in favor. Mike will sign and get the variance notarized. Alex will send back to Schumacher. Mike said we need to make sure all variances are recorded going forward.

Minutes Feb 27, 2018: Kaki made a motion to accept the February 2018 minutes, Cindy seconded, all in favor, MOTION PASSES.

Treasurer Report: Kaki gave the treasurer report as of March 27, 2018: Operating Acct \$64,148.49, Reserve Acct \$67,630.60. Alex reviewed the Member Balance Report. Late notices went out in March. The board reviewed the checks and made the following motions:

- Kenny made a motion to approve the checks as presented, Cindy seconded 6 in favor 1 abstain. Motion Passes.
- Michael made a motion to approve the online payment for Directors and Officers Insurance for Auto Owners, Kenny seconded, all in favor Motion Passes.

MPH noted that monthly transfers have been made to the reserve account, when the board is ready to move the entire amount we will deduct the amount that has already been transferred.

OLD BUSINESS:

Baylis offer on past due: The board discussed the offer to pay half of what was owed on the Baylis account. Accepting half would not cover the attorney fees and leave the association liable for the balance. Cindy made a motion to NOT accept the offer by Baylis, Kenny seconded, 6 in favor 1 abstain. Motion Passes.

Document Review Committee:

Kaki reported that the committee met on 3/21/18. Kaki presented a letter that will go out to all owners regarding the review of the documents, meeting dates and a schedule of what sections are being reviewed. Next meeting is on 4/25/18

Meeting with Cindy Hill:

Kaki, MPH and Michael met with potential new association attorney Cindy Hill. The meeting was very positive, and all would feel comfortable moving our legal business to Ms. Hill. Kaki made a motion to hire Cindy Hill, Cindy seconded, Discussion: The board discussed the timing of the move, given we have current cases pending with B&P. The board agreed to approve the hiring and we will discuss the status at our next meeting and select a time then. All in favor, motion passes

Bridges and Culverts

Mike talked to Jeff Saramentio regarding cleaning out two culverts, he is waiting on a bid/specs. Caroline to talk to Jeff to see if he is interested. Mike to reach out to SPT and other companies as well.

Drainage:

Mike spoke with Dobberts, they agreed to address the situation once the culverts were fixed on the Wyndhm property. We are waiting on Wyndhm to give us the all clear to move forward.

Cowpen Lane Update: No update on this. Claybrook is out of town. Should hear more next week.

Violation Update: MPH asked everyone to review the list for next month.

Michael communicated a note he received from an owner regarding a golf cart violation.

Alex reported that Golf Carts are a very hard violation to enforce as she never knows if they are being used when she is doing inspections. There was discussion as to whether Golf Carts were considered a recreational vehicle. Eileen Fitzgerald said they have always included golf carts with the recreational vehicles, boats, ATV's etc.

Michael made a motion that Golf carts may not be stored out front overnight, MPH seconded,

Discussion: Why are we making a change to the current practices when we can clarify this when we redo the deed restrictions? Call to vote: none in favor, motion fails.

Kaki made a motion" While deed restrictions are under review, Alex will not send violation letters for golf carts, unless there is a specific complaint. Cindy seconded, all in favor, Motion Passes.

New Business:

Burning:

County controls burning. No one should be burning right now.

Speeding:

Complaint was made regarding an incident with speeding. An owner contacted the board and was told they could not walk/bike on the loop. The board agreed walking the loop is permitted. MPH will speak to the other owner in this situation to address the complaint. Alex noted another habitual speeder in the neighborhood that she has witness on two occasions. A letter has been sent.

Review Action Item List:

1. Mike to sign and get notarized the variance for lot #78. Alex will mail out.
2. Alex to write up a variance for 1801 BCL- building
3. Alex, Mike to research whether a board member abstaining is allowed or not
4. Alex to check on insurance GL
5. Lance and Mike to review drainage and determine direction of water flow
6. Alex will respond to Golf Cart issue

7. Mike to speak to homeowner speeding situation
8. Mike to check on property that may be building something behind the home.
9. Alex to follow up with 2350 on ARC app.

With no further business coming before the board, Michael made a motion to adjourn, Kaki seconded at 9:02 pm.