

Bern Creek Improvement Association Inc.
Minutes of Board of Directors Meeting
1550 Bern Creek Loop
January 22, 2019
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, Kenny Castro, Cindy Martin, Gary Dahl, Colleen Norman, and Michael Resnick. Meeting was properly noticed by Kaki Decker

Minutes: Kenny made a motion to approve the October meeting minutes, Michael seconded, all in favor, MOTION PASSES. Kaki moved to approve the December 3rd Organizational Meeting Minutes, Cindy seconded, all in favor MOTION PASSES.

Treasurer Report: Kaki gave the treasurer report as of January 22, 2019 operating Acct \$61,428.22, Reserve Acct \$92,757.31, 40 owners are still delinquent. Alex will send letters in February.

- Checks: The board reviewed the checks. Cindy made a motion to approve the checks presented, Kenny seconded, All in favor. Motion Passes.
- Alex reported the attorneys are attending a final judgment hearing on our behalf. 12001 Backwater.
- Kaki proposed looking into a CD account with higher interest. Michael gave Kaki some names to call and Alex said she would reach out as well.
- Alex addressed the board with the fact that Wilhelm and RCM have not been paid on time and are behind because of the check signing requirements. There needs to be an exception to the “board policy” about approving checks at a meeting for the end of the year. Alex will calendar for the board to preapprove end of year expenses.

OLD BUSINESS:

Doc Committee Letter:

Kaki reported that the committee met in January and are proposing an independent rules document to clear up some of the gray areas in the docs. Kaki will need to speak with the attorney, Mike moved to allow Kaki to call the attorney, Cindy seconded, all in favor. MOTION PASSES.

Bridges and Culverts:

The board discussed the 2 bids for the bridges from Graber and South East. After discussion and clarification from Graber, Mike moved to approve the Graber bid with a 1-year warranty and fix all joints and openings, Kaki seconded, discussion, Mike withdrew the motion.

Mike moved to approve the Graber bid with a one-year warranty and up to \$10500.00, Kenny seconded, Motion Passes 6-1. Kaki voted no.

Cowpen Lane Update: Graber quoted the repair for Cowpen Lane, but the bid needs to be broken down.

Culvert Policy:

Gary and Mike are working on a culvert policy identifying who is responsible for what.

Violation Update:

Alex reported on her most recent drive through, there continues to be several trailers out. Follow up on the paint for 1850 Bern Creek Loop. Board agreed it is dry enough to store trailers out of sight.

New Business:

Jan 24th utility meeting: Mike is attending, they are discussing the Utility zoning.

Moccasin Hollow Branches: Alex will send notices to cut these branches back.

Speed Limit Sign by Island: Cindy made a motion to get a speed limit sign at the Island that is uniform to our other signs, Gary seconded, all in favor, MOTION PASSES. Mike will get the sign.

Dogs off Leash: Mike will ask Alan to put something in the newsletter.

Edging Grass growing through road: Alex will get an estimate from Wilhelm.

2100 Bern Creek Loop Ditch: owner is working on digging out the ditch to allow water flow.

With no other Business coming before the board the meeting was adjourned at 8:55pm.

Review Action Items:

Alex to review Postma Check

Alex to create a tickler for end of year checks

Alex/Kaki to contact banks for CD rates.

Alex to address trees on Moccasin Hollow

Alex to contact Wilhelm for road weeds and NW Corner of Cowpen and Fruitville

Kaki to contact the attorney for questions

Mike to speak to Alan about the newsletter

Alex to send Graber the contract and get start date

Alex to send Baylis a letter for speeding, dogs

Open Action Items:

Kaki to respond to homeowners regarding the social events

Gary working on new ARC application

Cindy working on compliance procedure.

HOA Class for Colleen

Next meeting 02/26/19 at 1550 Bern Creek Loop

Meeting was adjourned at 8:48pm