

BOARD MEETING MINUTES - September 23, 2014

Meeting called to order at Bethel Church at 7:05 pm, by Cindy. Quorum present: Cindy, Kathy, Eileen, John, Ann, Jeff (Karen absent).

Opened to guests: Caroline Resnick, Rick Nasten, Mike Hutchinson, Gary Gustafson, Kyle Schaub(?), Susan Schoettle, Bill Kleiber (might have been others later)

Motion to approve August Recall Meeting Minutes by Ann, second by Eileen, all approved.

Motion to approve May minutes by Eileen, second by Kathy, all approved.

Jerry's financial report (as of the end of August):

\$16,895 in the Operating Account
\$55,115 in Reserves
\$91 Interest
\$222.50 Late fees
\$225.00 Applications

Discussed dues delinquencies and various penalties still due. \$600 to start a foreclosure on a delinquent lot with \$2300 in dues and fees.

Motion to foreclose on Lot 31 by Ann, second by John, all in favor. Cindy requested that a letter be sent to all delinquent dues homeowners, certified, that their voting rights are suspended until they are in compliance. No payment plan exemptions.

Discussion on road fund and payments...should have come out of Road Fund, not Operating Account. Discussed mowing, we are owed one, plus need mowing to the fence when it dries. Get an extra one before Thanksgiving and Christmas. Lose one in summer, get another one when they normally don't mow.

Motion by Ann to get a credit for the missed August mowing, second by Eileen, all approved.

Pay these bills, get a credit on next month.

Motion by Ann to approve financials, second by Eileen, all in favor.

Old Business: Robby has ARC for Jerry. Ann has application and fee for a rental on 1950 BCL. No payment for fence damage by Moser in the amount of \$350.

Motion to lien Lot 81 for fence damage by Ann, second by Kathy, all in favor.

No September ride-around. Millings at the island were spread by Cindy and Doug, Mr. Giles and Eileen. Shell at Fruitville was delivered and spread by State contractors, Spectrum Underground. Eileen and Mike put down replacement reflectors.

Auto burglaries were committed, keep an eye out. Kyle S. car window smashed, purse taken. Gilbert's property burgled. Large white truck parking on Celestine by the island in the middle of the night, backed in, no lights. Seen by several people between 1 and 3 am. Don't confront, call SO. Range deputies drive around BC occasionally. Please put in Newsletter with phone number - 861-5800 non-emergency Sheriff's Office.

Discussed the proposed Hamlet to the east, 400 homes, hearing at Planning Board

Oct. 2nd. Another hamlet planned on Verna Road. Discussion of a shopping center at corner of Cowpen and Fruitville in the greenspace.

Ann requested new Stop sign at BCL (S) and Celestine. FPL putting new poles in BC, idling trucks leaving oil spots on road which can soften asphalt. Also hole in Cowpen Road. Jerry to follow-up.

Annual meeting to be held at Bethel Church, fee is \$75.00 each time. December 2nd at 6:30 pm. Many were called but only one was reasonable and/or available.

Motion to authorize BC attorney to move forward on resolving the violation present on Lot 78 by Eileen, second by Ann, five in favor, one not. Requesting mediation.

Discussion of a vehicle doing burnouts in the road with kids playing. Put in newsletter.

Discussion by Susan of the rancor that has erupted recently. She is working on a committee to address the deed restrictions. Several homeowners have volunteered to be on such a committee: Robby Sinclair, Jim Festa, Rich Nastan, Bill Kleiber, Jim Hawkins, Susan Schoettle, for a total of six.

Discussed the costs associated with the Cass recall and deed restriction violations as well as restating the deed restrictions. The attorneys fees will be substantial. Misinformation rampant!

Motion for committee to go over current deed restrictions other-than-board-members by Ann, second by Cindy, discussion, all in favor. Committee members will be listed in a newsletter and meetings will be posted.

Motion to adjourn by Ann, seconded by John, all in favor. Meeting adjourned at 9:00 pm.