

Minutes of Directors' Meeting
April 28, 2015
2151 Bern Creek Loop

File received 7-27-15 lost changes from 7-20-15 and added changes not voted. Corrections by MPH are in red.

Meeting called to order by President Jim Festa at 6:05 pm. A quorum was established with Jim Festa, Karen Jones, Eileen Fitzgerald, Jeff Sarmiento, John Helmich and Caroline Resnick present. Proper notice was given by Jim Festa posting the meeting sign and agenda at the entrance to the subdivision 48 hours in advance.

Motion made by Caroline and seconded by Eileen, to approve the minutes of the March 18th. Motion carried unanimously.

President Report: Jim Festa introduced Alex Turner of RCM Management.

Treasurer's Report: Unpaid assessments are currently \$12,745.00 including \$3,130 due on Lot 31, which was just sold and the new owner closed on 4/28/15. Alex noted that certified letters were sent out to the 11 remaining owners who have not paid. One owner is on a payment plan of \$100.00 a month. Alex noted that 3 owners had requested special consideration because of sensitive personal situations which she will communicate to the board to review. Karen noted as of March 31st the Operating account has a balance of \$51314.47 and the Reserve Account \$6643.15

John Helmich made a motion, to fully fund the road fund by leaving the \$10,800 in the road fund to make the next 12 loan payments and apply and the \$11,100 to reduce the principal. Leave 000 to be moved to the principal with the remaining \$14,000 in the road fund for the membership to vote to use it for the deficit that was created last year. to go towards principal since the Becker and Poliakoff legal fees have been paid off. Eileen seconded. Discussion of procedure and legality of the vote at the December meeting was raised. It was suggested we do more research as to what was done at the 12/23/14 meeting. Vote on the motion at hand was 2-4 in favor of the No's. Eileen Fitzgerald and John Helmich voted in favor and Jim Festa, Caroline Resnick, Karen Jones, and Jeff Sarmiento voted no ~~due to the lack of information.~~

Committee Reports:

- A. Landscape Clearing: Caroline and Karen updated the board on the progress as well as reviewed the proposals from Wilhelm to trim Trees along Celestine. Caroline made a motion to accept Wilhelm's bid for \$640.00 to trim trees and remove brush along Celestine on both North and South side. John seconded, motion carried unanimously.

There was discussion as to the history of who maintained what on Celestine past the front sign. The board asked Alex to please contact the owner Arvill at 11085 Celestine and ask them to maintain the willows as they are on their property.

Additional work at the center island was proposed as well. The board tabled this for the time being until Mike Hutchinson could take a look and see what he could take care of.

- B. Website: Rich Nastan has been researching the website and presented two different price point options through At Home Net, the service RCM Management Uses. Mike Hutchinson

said there were other less expensive options and would be glad to look into those. The board will review this at the next meeting with Rich present.

Old Business:

- A. Board needs to ratify approval on the Cass Architectural Application. Caroline made a motion to approve the Cass Architectural Application with the suggestions from Gary, Jeff seconded, Discussion: A concern was raised about the language/qualifications of the board to perform two inspections. The Board clarified that the inspection was not to check the engineering of the building rather to confirm that in fact new materials were being used. Motion passed unanimously.
- B. Amendment 6 Lot Splitting: Jim Festa raised the concern on behalf of a member who contacted him regarding the status of lot splitting. The board confirmed there was an amendment to the docs recorded in error that needs to be addressed. This will need to be addressed again with the membership.

New Business:

- A. New Sign at Front Entrance: Jim reported on the damage to the front sign, he is contacting sign companies to get a quote for repair and for replacement.
- B. Document Rewrite: We need to start thinking about rewriting the documents. This is a long process, so we should start talking about it now. Need to clarify the name of the community on all the documents and amendments. Bern Creek Improvement Association INC is the official name.

Additional:

Concern over non-compliance issues: Alex noted part of the package that was recently sent out to each of the homeowners was a copy of the Community Covenants and Restrictions as well as a notice letting the homeowners know that compliance is of utmost importance. Alex will do a drive through and get letters sent out.

The board was asked why the checks were not being presented first at a meeting before they were signed. Jim noted that the board approves all expenses in advance. It takes two board members to sign off on a check. RCM presents the checks with all of the back up so the signers can review prior to signing.

With no further business coming before the board,
Eileen made a motion to adjourn and John seconded 7:35 pm