

Bern Creek Improvement Association Inc.
Minutes of Board of Directors Meeting
1550 Bern Creek Loop
August 27, 2019
7:00 pm

Mike Hutchinson called the meeting to order at 7:04 pm. A quorum of the board has been achieved with Mike Hutchinson, Kenny Castro, Kaki Decker, Gary Dahl, Frank Rich, Michael Resnik and Cindy Martin were present. Meeting was properly noticed.

Minutes: Frank moved to approve the July meeting minutes as with the addition of listing the absentee board members., Gary seconded, all in favor, MOTION PASSES.

Treasurer Report: Kaki gave the treasurer report as of August 27, 2019 operating Acct \$63,434.85, Reserve Acct \$12,709.25, Reserve CD \$90,000

Checks: Mike reviewed the checks. Kaki made a motion to approve, Michael seconded, all in favor. Motion Passes

Alex reported that we are 100% collected for the 2019 fees.

OLD BUSINESS:

ARC Requests:

The board reviewed the request from Robby Sinclair 11501 Celestine for a new metal bldg. The recommendation from the ARC is for approval. Gary moved to approve the application, Michael seconded, all in favor. Motion Passes

The board reviewed the request from Frank Griffre 1750 BCL for a metal building. The recommendation from the ARC is for approval. Gary moved to approve the application, Kaki seconded, all in favor.

Alex to respond to Frank.

The board discussed the drainage issue that could arise on the property since the owner filled in his pond and is now putting a new building on it. The board reviewed the docs and agreed there is no oversight on their part for this.

Property Management

The board discussed RCM merging with Associa. The terms of the contract were discussed along with an out clause in case it does not work out.

Gary made a motion to sign a 3-year contract to lock in the rate Kaki seconded, all in favor motion passes. Alex will revise contract and send back to Mike for signature.

Doc Committee:

Kaki and Mike reviewed the mailer with the board and after discussion of the spacing and cover page the board approved the changes to go out to the community.

Cowpen Lane Update:

Trees/Bushes: Mike reviewed the 3 bids received with the board. They felt some of the specs were not apples to apples and needed to be revised. Frank and MPH will work on this.

Violation Update:

The board reviewed the violation list. Agreed owners can't do much about their fence lines at this time because of the water, but notices still required so they do it when it dries up.

Newsletter: Newsletter sent out to membership.

New Business:

Unsafe Action on Roads: Board discussed the speeding problem in the neighborhood, they have received several complaints. This will be mentioned in the next newsletter and the board will research the possibility of speed bumps if the owners and vendors can't abide by the speed limit.

ACTION LIST:

Alex to respond to Frank

Alex to revise the mailer

Alex to revise contract and send to MPH

Frank/ MPH work on tree specs

Frank to contact County for private work

MPH to add check approval to agenda for future meeting.

With no other business coming before the board the meeting was adjourned at 8:34pm.