



## The Ranches at Bern Creek

TO: BCIA, INC.  
cc: Mike H, Eileen F, Ken C, Mike R, C. Martin, Gary D, Kaki D, Frank R  
FM: FJ Rich, Scty/Treas  
DT: FEB 25, 2020  
SJ: BCIA Board Mtg Minutes (TU 2.25.20)

### Items:

1. In attendance: cc list above. None absent.
2. Call to order and quorum 7:06 PM
3. Pinnacle issues review
  - a. Official start is 1 April 2020, March is “ramp uptime.”
  - b. “NO” to annual cost increase of 3.5%.
    - i. Motion to table 5% until after 1st year
    - ii. M: Cindy, 2nd: Mike R.
    - iii. All votes “YES.”
  - c. Insurance paragraph is OK!
4. Minutes of Oct to Nov 2019 approved unanimously
5. Cindy to deliver Annual Mtg Minutes
6. Motion to to approve Jan 2020 Minutes, as amended.
  - a. M: Kenny, 2nd: Cindy
  - b. All votes “Yes.”
7. Motion to pay bills
  - a. M: Mike R., 2nd: Cindy
  - b. All votes “Yes.”
8. Associa business concluded
9. F. Rich to make personal calls to residents in arrears of annual dues. All were called; two spoken to, two collections. Mike H. to update on further collections, suggested we hold off further contact until Pinnacle letters and newsletter are mailed.
10. Mike H. to check on the cost of “caution sign” at Fruitville and Cowpen.

11. Lance's offer of assistance tabled in consideration of insurance liability and impending development issues surrounding the Chapman Farmland.
12. Adjournment—M: Frank, 2nd: Kenny



**Next board meeting is March 24 at Rich/Chase—1001 Bern Creek Loop,  
7 sharp.**