



The Ranches at Bern Creek

TO: BCIA, INC.
cc: Mike H, Eileen F, Ken C, Mike R, Cindy. Martin, Gary D, Kaki D, Frank R
FM: FJ Rich, Scty/Treas
DT: JAN 28, 2020
SJ: BCIA Board Mtg Minutes (TU 1.28.20)

Items:

1. In attendance: cc list above.
2. Call to order and quorum ✓
3. Pinnacle review and vote
 - a. Duties—deed restrictions, accounting, issues management lead, resident comms, etc.
 - b. \$689/mo
 - c. Termination—after 6 months, 30-day notice
 - d. Site inspections weekly (contract is monthly)
 - e. Notice of phone/mail contact with residents must pass through Board before action
 - f. Pinnacle—2 ½ years in business, much longer as colleagues in property management
 - g. Billing—1st of the month, one month ahead
 - h. Estoppel (truth in xfr of real property) fees high; borne by buyer
 - i. Kaki passed “deed restrictions” adjustments and agenda to Pinnacle. Verbiage still adjusting
 - j. Pinnacle approved. Unanimous!
4. Approval of BCIA Minutes, Oct – Nov ’19. Unanimous!
5. Treasurers Report (by Mike H)
 - a. Assoc dues collected (to date) \$57,000 from 64 properties. “Rate of collections is greater than previous years at this point in time.”
 - b. Pinnacle to manage this going forward; oversight by Secy/Treas
6. Associa—to give final acctg report

- a. Service checks approved and passed to Michael R for mailing
 - b. Michael R and Frank R (✓) to provide bank (Sabal Palm) with ID and form data to qualify as “signatories.”
7. Petitions (new construction)
- a. Gillich approved unanimously
 - b. Kepler—variance request withdrawn, color as harmony “approved unanimously.”
8. Damage to Cowpen Discussion
- a. Atty says: “You have a case (as it relates to county’s drainage miscues), but it requires work” Kaki’s daughter, student of such things, is working on it.
9. Guardrail, 1st 1200’ road repair
- a. Lance of BCR is working on it
 - i. May be a liability issue, meaning that resident solutions extend the risk of accident liability. Q: Does local participation in solutions increase that liability? Discussion (informerly) tabled at the moment.
 - ii.
10. Accident on Celestine: What is being done to repair fences?
11. Missed Violation: Jeff Smith debris & power line obstruction. He promised to clear it all.
12. Collective yard sale: Oakford has scheduled it for March 7; invited BCR to join
13. Dog theft attempt: suggest all set their property alarms when leaving The Ranches
14. Speeding “on the BCR reservation.” A letter to the neighborhood is forming, a Newsletter mention to follow.” Unanimous!



Next board meeting is Feb 25 at Rich/Chase—1001 Bern Creek Loop, 7 sharp.