



The Ranches at Bern Creek

TO: BCIA, INC.
In attendance: Mike H, Eileen F, Gary D., Mike R, C. Martin, Frank R, Kasey D.
Absent: Ken C, Kaki D
FM: FJ Rich, Scty/Treas
DT: Mar 24, 2020
SJ: BCIA Board Mtg Minutes, via telco bridge (TU 3.24.20)

Items:

1. Call to order @ 7:11 PM
2. Quorum established
3. Minutes of 2.25.20 mtgs reviewed and approved
 - a. M: M. Resnick, 2nd: F. Rich
4. Treasurer Report
 - a. Reviewed and agreed to; M: c. Martin, 2nd: K. Castro
 - b. Unpaid dues remain at (5) resident properties. Pinnacle to address those in arrears with a letter. Unanimous agreement.
 - c. Wilhelm bills to be paid, Mike to talk w contractor about Cowpen shoulder mowing. M: M. Resnick, 2nd: F. Rich
 - d. Lot 64 ???
5. Old Business
 - a. Deed Restrictions Amendment status—recorded by Cindy Hill, Atty
 - i. M: F. Rich 2nd: M. Resnick
 - ii. Cowpen signs on culvert—agreed to, M: C. Martin, 2nd F. Rich
6. New Business
 - a. Cowpen Easement—Mike and Kurt Crist reported some confusion on developer's part about BCIA property ownership. Mike to review with Bill Merrill. A surveyor engineer submitted a "ballpark" quote of \$3,000 to research it.
 - b. Wrong side passing at BCR sign island, and loose adherence to stop signs, speeding. Unanimous agreement that all are of sufficient concern to take issue with in newsletter and Pinnacle comms with residents.
 - i. M: K. Castro, 2nd: C. Martin
7. Action Items:
 - a. Mike to tell resident at 2000 BCL "No" to filling in his ditch
 - b. Pinnacle to send letters to residents concerning culvert pipe clearance

- c. Gary to draft letter for Wilhelm/ Pinnacle regarding maintenance contract
- 8. Next Meeting 4.28.2020 @ 1001 BCL or via telco—TBD
- 9. Adjournment--unanimous approval



**Next board meeting is April 28 at Rich/Chase (or via telco)—
1001 Bern Creek Loop, 7 sharp.**