

BLR HOA Directors' Meeting
4 December 2017 –
Pamela Doucette's home, 6:00PM

Present: Pamela Doucette, Scott Curtis, Janet Kellam, Wendolyn Holland, Jerry Seifert

Meeting called to order at 6:15pm. Quorum established

I. Old Business

A. Minutes from Sept 4, 2016 has Action Items remaining: include:

a. Pam needs to meet with Vickey and update website Member list and website. **DONE**

B. Letter sent to all members asking for Board members got ZERO returns. In the Absence of receiving any new nominations, the Board asked Janet Kellam to fill the Board position left by Jane Wyler. She accepted.

C. Reviewed Minutes from last meeting May 30, 2017, which were approved via email. Action Items remaining include:

- a. **Tracking home sales/new owners** is difficult and we often do not get notified by the Title Companies when a property changes hands. **Wendolyn will look into a process to improve this communication.** Currently, We have as Bank Owned Lots 40, 43,46, and 5.
- b. **Update Website (Pam) Contact list, Design Review guide lines, photos. Need to have the updated guidelines for DR, the updated DR Form, and Contact list approved** before putting on website. **DONE**
- c. **Janet** has been working on getting a complete Contact list of Members. **Some confirmations still needed. DONE, updated to 4-18-2018**
- d. Brad Miller Landscape Plan not received yet **(Pam to send another email)**
- e. Discuss with Council, Jill Eshman, re: the legality of BR property sales owned by SVLTH after closing becoming part of HOA. **(Wendolyn)**
- f. Discuss with Council proper letter re: Illegal (Commercial) use of Property **(Jerry & Wendolyn)**
- g. Discuss with Council procedure to change By-Laws to allow email notifications sent to property owners. **(Wendolyn)**
- h. Lot # 5A owns his property (not on lease)

D. Additional items completed include:

a. **Speeding/Signage:** Neighborhood is anti speed bumps. Wendolyn discussed Signage for LBR and "Drive slowly" with Will Caldwell who volunteered to paint one. Money included in 2018 Budget for Signage. (\$1500) Question about if we need to get permission to locate sign. Wendolyn believes there used to be a sign and it went down years ago and we would simply be replacing it. **Keep on this Wendolyn. In Process**

b.. **Annual Letter with Dues Invoices.** Letter written and sent for 2017 inclusion with Dues invoices went out June 8, 2017 (see attached).

c. **Collecting Dues:** Scott confirmed that additional notices are sent to past due owners.

d. **Budget for 2018** includes a Reserve, which we have not budgeted in the past for but have built up some \$ now. (\$10,000 suggested). The Reserve would be used for emergencies and to avoid future assessments to owners as determined by the Board of Directors.

II. Financial Reports (Scott):

- A. Update on Payables and Receivables: To Date (Dec 4, 2017) , our Account Receivable Aging Summary shows \$4,959.87 due from homeowners (All > 90 days past due.) Our Income to date is \$10,896.82. Current Assets include \$28,802.44 in the Bank, and total Assets were \$34,322.31..
- B. A Budget for 2018 was presented that includes \$10,000 for Reserve, and \$1,500 for signage.
- C. Some issues still remain on Plow Groups (Mainly Whipsaw) with collectables due from 3 properties as of Nov. 30, 2017
- D. " We survived the Flood " Party was held on June 30th, 2017 at Doucettes. About 100 neighbors gathered for potluck, stories, and games.

III. New Business

- A. Design Review Process and updated Guidelines for website and Design Review Form. Pam presented an updated Review Form with more emphasis on completion date, an increase in the fee to \$400.00, (\$200 returned on completion), and neighbor review. **Final draft will be circulated by Pam for Board Approval by email. DONE**
- B. Design Review Report:
 - a. Landscape plan required from Kutcher, Lot 20, block 1 whos plans were approved in March 2017, red flagged by county due to riparian high water change, in July, and with plan changes approved in Sept. Footings in. Work stopped for winter.
 - b. Sarchett's requested a bedroom addition of approx 250sf. Plans submitted digitally and check for \$200.00 received. Project start date of 4/2018 and end date of 12/2018. Request approved by Tom Drogas and Scott Curtis on 12/12/2017
 - c. Ray Franco, Lot 8, Block 1, requested to build a shed, 8' X 12', that matches house color and roof color. Approved 9/25/17
 - d. New owner of Freemans property, Ross Parsons, requested to remove damaged/decaying trees that put house in danger, and plant new ones. Request approved. 9/9/2017
 - e. Jerry Seifert requested to remove 3 cottonwood trees threatening his home. May/ 2017 approved.
 - f. Clint Lightner moved off the Ranch - Janet Kellam volunteered to take his place on the Design Review Committee. Accepted.
 - g. Discussion with Rick Greener re: wanting to build Storage shed. **Pam will send him revised DR form once approved.**

C. Board Ranch Contact List. Janet has been working on the updates. Most recent is attached for review. [Reviewed & updated on website 4-25-18](#)

D. Spring/Early Summer letter was discussed. Possibly include: Changes to Flood rules by County, Avalanche information, Dogs (Possibly include on Contact list since they often roam.), More knapweed and fence, dead tree reminders. Dark Sky Ordinance reminder. Summer event in 2018?

Meeting adjourned at 8:30 PM.

Attachments: (Updates on website 4-25-18)

Letter 2017 to members (for Website)

2018 Budget (for Website)

Revised Design Review Application Form (for Website)

Revised Design Review Guidelines (for Website).

Most recent Contact List from Janet 12/4/2018, then 4-18-2018 (for Website)