

BLAIRE MEADOWS HOA BOARD MEETING MINUTES

Location: CHTFD
Date: 11/22/2021
Time: 6:30 PM
Facilitator: Rick Rowley

Agenda Items

1. Call to Order
2. Approval of Minutes
3. Introductions of Eleanor and Michelle
4. Review Financials
5. How This Board Runs
6. Review of Year
7. Moving Forward
8. Open Floor
9. Adjourned

In attendance: Rick Rowley, Kathy Smith, Martha Powers, Louie Gennari, Dave May, Chris Davies, and Eleanor Stanley (Newly appointed Treasurer)

Excused: Jenene Jacque – Out of Town, Michelle Parker (President Hopeful)

Line Item 1 - Call to Order

Meeting begins at 6:40

Line Item 2 – Approval of Minutes

Minutes N/A due to Jenene's absence. Rick explains Jenene does not utilize computers and has available minutes recorded by notepad upon her return. Intention has always been to simply scan her notes and upload to our website for all to have access too as done in the past.

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Line Item 3 – Introductions of Michelle Parker and Eleanor Stanley

Group informed, once again, that Rick will be stepping down as president with the hopes of December 25th being the last day of this title. With two residents rising above the rest as we are fortunate enough to have this association move forward as always meant to be. A “Win-Win” for all. Michelle is well aware that I am available as advisement for up to one year.

Eleanor Stanley introduced, with a warm welcome, as the oncoming treasurer replacing Martha Powers. Members informed that Eleanor having knowledge with the business of BMHOA board as she had once served as a trustee years ago. Members also told that Eleanor’s area of expertise falls well within the responsibilities of our treasurer given the fact that her retired position with Chrysler involved financials. She was thanked many times over for unselfishly volunteering her time and talent in helping to keep our sub a “Self-Governed” body.

Michelle Parker had all intentions of participating in this meeting with a very apologetic cancellation hours earlier. This all due to the very common word of “quarantine” these days as her and her husband are currently under the weather. On behalf of Michelle, Rick spoke of her intentions to take over as President with a final “Yes” coming after meeting current board members and new Treasurer Eleanor. Michelle brings knowledge of board business and currently being a voting member of a board serving SANGB. She is a business owner and knows how to get things done. Glen, her husband, is responsible for maintenance of island electrical and current board allows him to replace lights than bill afterwards. Many years with Glenn conducting business this way with no ramifications. All excited to meet her in person and once again thankful for unselfishly volunteering her time and talent in helping to keep our sub a “Self-Governed” body.

Line Item 4 - Review Last Financials

All received copy of latest financials from Martha and reviewed amongst all. Sporadic conversation, more in depth, with Eleanor as report progressed as expected seeing how Eleanor is soon to take over. All positive and encouraging conversation throughout this reassuring all this transition will move forward with no major glitches.

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Line Item 5 – How This Board Has Been Run

Nothing new here just a reminder that our board meetings are more of a social event all while still conducting business. On the agenda mostly for Michelle's benefit as all in attendance already are familiar with the way these meetings are held facilitated by Rick.

Line Item 6 - Review of Year 2021

History given on the makings of motions, made by member, to benefit Eleanor and the newly learned proceedings as to how this took place. She knows full well the outcome of this event and did participate in the voting process herself. No questions or comments from anyone.

Compensation for our attorney put to a final rest with Rick stating, "It's Over" after multiple attempts made with Jim whereas his reply always led back to "I did this on behalf of this board due to the time spent by volunteers" This decision solely owned by Rick as he does not want to further make Jim uncomfortable with this any longer. Informed all that Jim once was a board member as well acting as a trustee.

Quick review of the contract pertaining to ADW whereas snow removal had a revision of increase of \$50 for the 2021 season. Explained ADW does have a copy of the original contract after speaking with Arin on the phone. No record of signed contract on record so decision made to simply pay this amount. Also spoke of removal of debris, which is written in contract, fell short during the transition from summer to fall.

Line Item 7 – Moving Forward

Informed all that two, out of the three, motions made earlier either fall by the wayside or still remains and may in fact be brought up once again at next town hall. Rick makes it known he knows little about this and reminds all that Jim is more than willing if his help is needed. New board may want to be proactive with knowledge of how this is to take place.

Sprinkler Maintenance contract needs to be reviewed as service from current company is unacceptable. All informed that Maddox is the original installer of our sprinklers and had no issues with them in the past. Kathy has a list of companies that new board can begin a search.

Grounds Maintenance RFP are once again due to be sent out in 2022.

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Quick recap of the need for signage replacement at the island entrance. All surprised that these continue to look presentable from the car however close inspection reminds us that it's just a matter of time before these get to a point of total breakdown. Group informed of leg work provided by Dave a couple years back utilizing cement décor block provided to us by Theut concrete. Sure to be on this new boards radar.

Martha and Eleanor are to work together on the transition of Treasurer and end date of Martha's title remains fluid until all are comfortable. Entire board in agreeance with this.

Rick made mention that dream of all dreams would be for his term to end on December 25th. Not as a Christmas gift or anything of that such but simply put that this is the last day for a scheduled workday as new work schedule covers a six-week timespan. With current workload increasing once again is the main reason for this. The other being 20 years of holding a seat has gone far beyond what I expected when originally signing up to do my part. Assured all that willing to stay on as webmaster and Facebook Admin if the new board chooses so. Will see how this all plays out after next board meeting. Contact information to be revised once date is finalized with website links so no communications lost from residents and outside requests.

Line Item 8 – Open Floor

Kathy questions if fall clean up at entrance has taken place. Louie states he seen ADW truck at the island but not sure as to what work was being done.

In a kind gesture Kathy asks Rick if still willing to maintain website with Rick stating would not be involved with any communication just updating the website/Facebook group when the need arises.

Line Item 9 – Adjourned

Meeting completed at 8:10

Respectfully Submitted by Rick 11/23/2021