

# June Monthly Board Meeting

June 13th, 2023

✓ Call to Order 6:00 pm

- Attendees: Board, Ray Fassbender, David Emmerson, Michelle Picket, Steve Compton

✓ Minutes from 9/29 Monthly Meeting were reviewed, approved, and posted on our website

✓ Annual Picnic Review

- What went well?
- Cost, food order, traffic flow, weather (time of year), good distribution line
- What can be improved?
- Better wording in signs (BQR caused some people to think it was a BBQ), switch location of food from counter due to ants

✓ Pool Project Review

- Comprehensive Summary Report
- Pool resurface within projected budget as outlined in January Minutes.
- Post repair brushing went well and curing occurred according to 2 week timeline
- NWPM reported pool will need pump multiport valve (\$450)
- A ladder broke and was repaired

✓ Treasurer

- Distributed expenditures spreadsheet online/ several major payments will come out in June
- Report out on pool phone replacement with emergency cell phone/ Cox modem returned for realized savings of close to \$400 per year

✓ Lawn Maintenance

- Sprinkler Test and Adjust Bid
- \$12 per station
- 14X3 approximate = 42 Treasurer requested a list from vendor of what station inspection will include for approximate \$500 expenditure
- June Lawn Schedule - Broad Leaf Grass Spray, planted one donated palm in pool area, two mowings with edging
- July - plan to add dirt and sod to cover sprinkler wire line at May as much as will fit into lawn budget and clearing weeds from beds
- Shrub trimming- Ray said he could shape some of the shrubs at entrances. Call for some landscape volunteers
- Thank you to Ray for cutting up large downed limb that fell into May entrance
- Drainage trench in pool area - need volunteers

✓ Initiatives

- Operation Crunch The Numbers
- Renegotiating contracts and cutting unnecessary expenses
- Electricity at the pavilion in progress
- Keith (Treasurer) plans to pay electrician out of his own pocket. President strongly urged Keith to charge HOA for necessary electrical work.
- Let Your Voice Be Heard Ballot Initiative

- Approximately 20% response to Ballot so far
- Next Steps: Mail to remaining homeowners
- Complete canvas for responses by end of summer
- Covenants Awareness Campaign
- Circulation of Reference Guide
- Website, advertised in Newsletter, distributed during pool pass distribution
- Post Park Rules
- Recommended by some neighbors to outline what is restricted in the park
- President asked for members to start thinking about what the posted rules might include
- Security Cameras at park
- President asked for research. Some mention of 'Game' cameras that don't require WiFi. Summer will ask relative familiar with them/ assess cost
- Identification of kids/people engaged in destructive activities (how?) - ongoing question
- Put a Stain on the Park Initiative
- Pavilion completed
- Benches completed
- Grill cleaned up and painted
- 2 gallons left for touch ups and infant swing wooden posts
- Pool House Restoration and Refresh
- Urinal postponed to next year
- Vents to meet current code requirements postponed
- Pool Resurfacing Project
- Ray decided to keep metal trash can holders and paint them blue (7 cans of spray paint). He will empty cans once per week. Handed in receipts for paint he purchased.
- Grungy & broken deck box removed. Suggested to collect donations from parents if they want a deck box for their kids. Otherwise, we can display toys and belongings left behind on white benches, so owners of property can find their belongings.
- Signs of the Time Initiative (upcoming)
- Take inventory, assess needs, and refresh signs for next year. Call for volunteers to place signs.
- Out on a Limb Tree Trimming Initiative
- Potential fall cooperative campaign

#### ✓ Committees

- Landscape
- Yard of the Month
- Sponsors to provide gift cards
- Robin will pick up on 6/14
- Political Action
- Met informally May 30th
- Portia (Chairperson) planning to research past Bond Measures that should apply to our neighborhood for street repairs & resurfacing
- Calling for signs posted with councilman phone numbers urging everyone to call city officials
- Need more city officials contact information to reach out; possibly by letter
- Pool
- Passes distributed on 4 Saturdays and at Board Meeting/ Distribution complete
- People abusing pass requirement & # of guests
- Card reader system being researched for potential future implementation
- Proposed Brainstorm meeting with Committee Chair (James) and Head Lifeguard to craft solutions
- Tickets for Movie Nights
- Should set dates and start advertising -Diane to spearhead (no budget)
- Potential dates TBD

- Resurrecting Happy Hour Adult Event on Fridays (Booked as private party, and inviting interested residents by word of mouth)
- No HOA advertising/ NOT an HOA event/ No budget (Steve Compton opposed the event and raised his perceived health and liability concerns for the HOA due to alcohol, even though it was booked as a private party. Alcohol is not prohibited under the Pool Rules. The event was mentioned at the meeting due to the intended purpose of community team building)
- Coordinate with Robin for food trucks
- Robin will wait to hear from Pool Committee
- Welcome - Robin & Summer
- Dionna is ready to re-engage
- Need list of names and addresses
- Architectural
- Bumps in the road, but keep identifying homes that have not submitted plans
- Redetermine dates on letters
- Ray wants to rework 2nd paragraph on form letter
- Take pictures to show catalyst for making contact
- Architectural Page on website for a library of related covenants (Cliff Notes) still on the back burner
- Joshua compiling a spreadsheet:
- "I'm assembling a google spreadsheet that will let us track the architectural issues. Will forward on when it's ready."

#### ✓ Calendar

- Movie Nights and food trucks TBD
- Yard of the Month - select on 6/15

#### Food for Thought

- President provided rough draft notes on future HOA NEEDS & Budget projections
- To discuss at July Meeting in order to begin formulating Budget projections for next year (2024)

✓ Next BQR HOA Board Meeting: July 11 at 6:00pm at Francis Tuttle

✓ Meeting adjourned at 6:58 pm

#### ✓ Discussion open to the floor

- David: question about the renting restriction measure on the Ballot. He felt that more structure needed to be built into that proposal in order for it to be properly implemented. We explained that this vote will determine interest, and any approved measures will be fully developed during next year's initiatives.
- Steve asked if 2 signatures are required for our checks, even though he knew after serving on the Board that our HOA does not have that protocol.
- Steve questioned why we (the Board) don't diligently go over our expenditures line by line at our meetings. He wanted to know why we didn't get a spreadsheet handout. (which the Board members DID receive online). I informed Steve (and our secretary, Summer, also let him know) that we already reviewed the expenditures by receiving a spreadsheet online. I further informed Steve that this is a current Board, and we conduct our meetings and business differently than various Boards in the past. I assured Steve that the Board is closely monitoring expenditures.