

Birchwood Lakes Community Association
Regular Board Meeting Minutes
December 11, 2010 @ 9am
Conference Room

Present: Marcella Livingston, President, Joanne McInerney, Vice President, Clare Bennett, Secretary, Carolyn Martin, Treasurer, Thomas McConnon, John Meola, Louis Freeman

Also Present: Bettye White Gross, Community Manager

Absent: Linda White, Carl Fredrickson

President Livingston called the meeting to order at 9:00am

Approval of Meeting Minutes and Actions Without A Meeting

- November 12, 2010 Regular Board Meeting Minutes

Motion to approve the November 12, 2010 Regular Board Meeting Minutes with amendments made by Director Bennett, seconded by Director Freeman. All in Favor. Motion Passed.

Treasurer's Report

Treasurer Martin presented the Treasurer's Report.

Write-Offs

Lot 4, Block 39, Section 6 in the amount of \$105.55
Lot 9, Block 39, Section 6 in the amount of \$938.82
Lot 5, Block 71, Section 9 in the amount of \$8,954.66

Total write-offs: \$9,999.03

Motion to approve write-offs totaling \$9,999.03 made by Director Martin, seconded by Director McInerney. All in Favor. Motion Passed.

Manager, Maintenance, Public Safety Reports

Bettye White Gross, Community Manager, presented the Manager's, Maintenance and Public Safety Reports.

Committee Reports

Rules and Regulations – The Committee met on December 4, 2010.

Roads & Maintenance – Scheduling a meeting for January 22nd. By then we should have finalized the roads that need to be done in 2011.

Budget & Finance – Next meeting will be in January.

Recreation – Tomorrow is Breakfast with Santa. Director McInerney thanked Member Weiss for her donations for the Breakfast.

By-Laws – This committee met on December 4, 2010. Wording for changes to Directors in Good Standing, meeting attendance, Code of Ethics and Breach of Code of Ethics was finalized by the Committee and ready for Attorney and Board review. The By-Laws and Rules and Regulations Committee have agreed to jointly work on the Rental Issue. The Committee also discussed other items that we want to look at this year.

Community Affairs – The Committee met on December 4, 2010. We welcomed two new members including Member Addison who is working on the website. Director Bennett encouraged everyone to visit the website. Up-to-Date information includes meeting minutes and announcements. We discussed newsletter content. Members are invited to submit articles. Next Deadline is January 15.

Capital Projects – Next meeting is Dec 18th at 9am in the Conference Room.

Community Safety – A meeting will be scheduled in January.

Lake Management - A meeting will be scheduled in January to get ready for the Spring.

Beautification – Completed decorating the 739 Entrance for the Holidays.

Payment of Bills

Motion to approve the transfer of an amount not to exceed \$900 from account # 07980-001 Contingency to account # 7510-001 made by Director Martin, seconded by Director Freeman. All in Favor. Motion Passed.

Directors Bennett and Freeman to update the safety deposit box this Friday at 3pm.

Other Unfinished Business

Tree Guidelines

Motion to approve the changed tree guidelines wording made by Director Bennett, seconded by Director Martin. All in Favor. Motion Passed.

Reserve Vote

Motion to reassign the Reserve Fund vote for the \$15K from Office Reserves Funds and attribute it to the Maintenance Facility Reserve Funds for a total of \$50K made by Director Freeman, seconded by Director McConnon. Director McInerney opposed. All other Directors voted in Favor. Motion Passed.

New Business

Offsite Back-Up Service for Computers

Motion to approve MozeyPro for \$8.45 a month as our offsite back-up system made by Director Freeman, seconded by Director Martin. All in Favor. Motion Passed.

Email Addresses

Motion to approve the creation of an email address for the Board of Directors made by Director Martin, seconded by Director McInerney. All in Favor. Motion Passed.

By-Laws Amendment – Hearing of Voting Results. The voting results meeting is addressed in the By-Laws and, therefore, would require a By-Laws change to eliminate it. Therefore, the meeting will take place the day after the vote is counted.

Traffic Study – The Board agreed to utilize staff to perform the count at the 739 Entrance.

Lake Treatment RFP – The Board agreed that Bettye White Gross put together a draft RFP for Committee Review.

Metal Removal

Motion to approve Arthur Trovei & Sons coming in to remove the scrap metal for \$300 with a credit to be received from Trovie for the metal, made by Director Freeman, seconded by Director McInerney. All in Favor. Motion Passed.

Communications, Written and Oral

One Member had a question about the possibility of dredging the lakes. The Membership had approved a dredging study on the lake and the Board did agree to go forward with the permitting. After receiving quotes it was determined that the cost of dredging is prohibitive. However, there are ongoing efforts to find someone who will do the dredging in return for keeping the materials.

Miscellaneous

Feral Cat Population – The Board agreed that Member Weiss could commence on formulating a program to address the feral cat problem, working with the Rules and Regulations on the wording to be presented to the Board when prepared.

Member Palma – Repairs on car request.

Motion to not reimburse Mr. Palma for car repairs as payment towards his late dues made by Director McInerney, seconded by Director Freeman. All in Favor. Motion Passed.

Motion to adjourn the Regular Meeting of the Board of Directors December 11, 2010 at 10:25am and go into Executive Session made by Director Freeman, seconded by Director Meola. All in Favor. Motion Passed.

Respectfully submitted,

Clare A. Bennett
BLCA Secretary