

Birchwood Lakes Community Association
Regular Board Meeting Minutes
January 8, 2011 @ 9am
Conference Room

Present: Marcella Livingston, President, Joanne McInerney, Vice President, Clare Bennett, Secretary, ,Thomas McConnon, John Meola, Louis Freeman, Linda White, Carl Fredrickson

Also Present: Bettye White Gross, Community Manager

Absent: Carolyn Martin, Treasurer

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

Approval of Meeting Minutes and Actions Without A Meeting

Approval of minutes tabled until next Board Meeting as they were not available.

Treasurer's Report

President Livingston presented the Treasurer's Report. There were no write-offs this month.

The Safety Deposit Box inventory has been completed.

Manager, Maintenance, Public Safety Reports

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

Director Bennett requested that the list of local vendors offering discounts to BLCA Residents be placed upon the web site and in the newsletter.

Committee Reports

Beautification - Holiday lights were taken down this week. Painting of the Guard House at the 739 Entrance will be done in the spring.

Community Safety - Director McConnon and Community Safety to work on rewording the mission and function of this committee and submit to the Board for review and approval.

Lake Committee – The Lake Committee is recommending that it needs more than \$10K for Lake chemical treatment.

Capital Project – The Lot Improvement for the new Maintenance Facility had to go back to the surveyor. Wade Associates has been approved by the Board to proceed with the initial pool requirements.

By-Laws – Will be meeting in February.

Newsletter – Deadline for newsletter content is January 15th. The new Board Email address will be listed in the next issue of the Newsletter.

Recreation – Breakfast with Santa was well attended. The Committee is interested in finding out if Seniors are interested in meeting on a regular basis and will distribute flyers. The Committee plan to meet the beginning of March.

Roads and Maintenance – The Committee is meeting January 22nd.

Rules and Regulations – Rules and Regulations will be meeting in February. They will review the fine structure for the new Septic Rule.

Voting and Elections – Judges of Elections have been determined for the vote count.

Other Unfinished Business

Lake Management Committee Recommendations – The Board discussed the recommendations and will follow up with the Committee Chair. The Board suggested it would be a good idea to remove all boats off the lake before winter. It was noted that the catch and release signs need to be removed.

New Business

Tree Removal Requests

Motion to approve the tree removal requests from Pukdeedamrongrit and Gobbo made by Director Meola, seconded by Director Bennett. Director Freeman stated that taking one tree down is often beneficial to the remaining trees. Director McInerney said that dead trees vs living trees should be two separate issues. Director McInerney opposed the removal of living trees on the Gobbo property. All other directors approved tree removals. Motion passed.

Recreation Games – Recreation Committee to go through the pile of games and remove games that they can use.

Motion to approve donating kids games to Camp Spears made by Director Livingston, seconded by Director Freeman. All in Favor. Motion Passed.

Easter Party for Kids – This event will be held on April 16th. Director Fredrickson agreed to play the part of the Easter Bunny. The Board thanked Director Fredrickson.

Correspondence: 003-0060100 – Dogwood. Board agreed to dismiss but a letter will be sent to the homeowner informing them that any future violations will be considered differently. Repeat offenders will be treated accordingly.

Motion to reduce fine to \$50 made by Director McInerney, seconded by Director Freeman. All in favor. Motion Passed.

Correspondence: 022-031-0400 – Oak Court – Drainage and discharge – There is construction going on in the area and the property owner/contractor has put a pipe in place to ditch the drain. A letter has been sent to the property owner but we have not yet received a response. Bettye White Gross will follow up on this situation.

Aspen property issues- Water is draining from the burnt out house on Aspen onto Aspen itself which is causing pooling water. Bettye White Gross is looking into this. In addition there is a backhoe on an Aspen property.

Motion made to send a letter to the owner of the backhoe on Aspen to remove it within five days made by Director White, seconded by Director Bennett. All in Favor. Motion Passed.

Judges of Elections – Janet Flaherty, Robin Geiger, Darrell Hayes, Sally Pohlman, Carolyn Todino.

Motion to approve Judges of Elections made by Director Bennett, seconded by Director White. All in Favor. Motion Passed.

Capital Project Committee Recommendations

Motion to solicit a contractor to shore up the salt shed made by Director Bennett, seconded by Director White. All in Favor. Motion Passed.

Motion made by Director White to request the following firms to provide BLCA with a quote on their services to develop bid documents on the office project to include the addition to the existing structure: Wilson Engineering, McGoey Hauser, Cornerstone, RKR Hess. Seconded by Director Freeman. All in Favor. Motion Passed.

Miscellaneous

Memo from Maintenance Supervisor, January 5, 2011 regarding 2-Way Radios. The Board agreed to replace the two broken radios with comparable radios and to keep the old radios for back-up purposes.

Motion to adjourn the Regular Meeting of the Board of Directors January 8, 2011 at 10:30am and go into Executive Session made by Director McInerney, seconded by Director Fredrickson. All in Favor. Motion Passed.

Respectfully submitted,

Clare A. Bennett
BLCA Secretary