

Burnt Bridge Crest HOA Board Meeting

August 31, 2019

Attendance: Alysia Privrat, Adam Skucas, Brihtani Lassiter, Betty Belden, Adna Trnjanin (KPS), and Kay Hust

President Alysia Privrat called the meeting to order at 12:07 pm

Previous meeting minutes (June 19, 2019) were approved unanimously.

Alysia reported meeting with CAU Insurance representative to do a walkthrough of our complex. Board members Alysia Privrat and Brihtani Lassiter were present for the walk through. We were cited for three (3) things – fire extinguishers in clubhouse were due for annual inspection – we have no illuminated exit sign at the clubhouse, and there are no smoke detectors in the clubhouse. These issues will be addressed.

The Board wanted everyone to recognize and thank Jason and Colby for the fantastic job they did trying to fix the issues that the pool is currently experiencing.

The Rules and Regulations that BBC Condo Association currently has are outdated. A template was distributed to the board members to review and see how we can adapt them to make them relevant to our HOA and to our everchanging times.

Jonathan Butler of Shelter Building and Design was asked for an estimate to address some emergency measures to stabilize the hillside behind Stan's unit. All the units in the 5721 building have very limited backyards. The bid is less than \$5000, and work will start on, or about September 16th. Board members present voted on and passed the project. The blackberries and other vegetation need to be cleared behind the 5721 building to allow for the work to occur. Our current landscaper will be contacted to clear this. The money to pay for this will come out of existing operating funds.

The construction financing contract has been signed. The insurance policy was increased. Shelter Building and Design will be given a 20% down payment. Shelter will start staging for the construction. There will be containers and equipment in the parking lot in front of the clubhouse. Construction is still tentatively scheduled to begin in the first quarter of 2020.

Part of the construction will include renovation of the pool house. Pool house has been grandfathered in as is and if we choose to completely tear it down, we cannot rebuild the same type building without County Health approval as the codes have changed. It is not that it does not meet current standards, it has been grandfathered in as an existing structure. Because of that we will be renovating instead of replacing it.

Tree update – there is a tree behind the 5725 building that was deemed a possible danger to our property. Even though the tree is on County property, we paid to have it cabled.

Pest control - the pest issue seems to have been solved. We have not had any new complaints. After construction is completed, we will look at placing gravel at the ends of each building to make it harder for rodents to dig under.

Roof/gutter cleaning – the company has been called back three (3) times to try and make sure every building has been cleaned. Shelter Building is willing to give us a bid for the next time we have roofs/gutters cleaned.

The Board recognizes that there are owners in the complex that are not able to do their own backyard upkeep. Board member Betty Belden will identify those units that we need to get the yard guys to help with.

Carport cleanup – working on. The Board believes that our goal is not to fine the owners, but to get the messes cleaned up.

Owner questions – when will the next assessment hit us?

The new mailboxes are working really well. The old ones were removed by Key maintenance staff.

Next Board Meeting – November 14th at 5:00 pm