

## **Burnt Bridge Crest Condominiums**

Board Meeting Minutes

October 20, 2017

Meeting of the Board of Directors of Burnt Bridge Crest Condominiums, held at the clubhouse.

Present: Evan Smith (President), Corinna Bosse,  
Alysia Privrat, Olga Gaidamaka,  
Mike Shelly, Kay Hust (Treasurer)

Management Rep: Adna Trnjanin, Key Property Services Inc.

Homeowners: Carol Young, Betty Eyestone

Call to order: 4:08 PM

Open Forum (50 minutes)

- Further discussion regarding homeowner's rights to change outside issues they feel are a hazard to their mobility. Both Adna and Evan explained about permitting through the County to get permission to take down trees and remove roots – and explained that as long as the tree is healthy this is all done at the homeowner's expense.

### **NEW BUSINESS**

- Adna reported that the Burnt Bridge website is alive and coming along. Address will be burntbridgecresthoa.com. One will be able to find governing documents, insurance information, financial reports and meeting minutes on this site.

### **Financial report**

Operating: \$133,976

Reserve: \$27,558

Construction reserve: \$62,245

- Monies have come in from the sale of condos. Alyssa made a motion, and Corinna seconded the motion that a portion (approx. \$17,000, amount of painting project) of this income be moved back into the Reserve account bringing that account back to where it was before the painting was paid for out of it. Adna will check on the amounts that were removed to pay for the painting.
- Discussion around deck work by Millar Construction. Consensus was that they not be paid until we have the requested warranties in hand, and that the issues brought up regarding substandard work has been addressed.

- There was also discussion regarding having funding in the account that makes the monthly payments to the Foundation Bank Loan – so at least \$45,000 at all times.
- Evan stated that this will probably be the last year that we order a dumpster brought in for annual cleanup.
- The Board is requesting that Key find us a company that will come in at least three time per year and do major cleaning and pruning of the landscaping shrubs and bushes. Further request that the company remove the debris that is cut down.
- Evan requested that Key find someone to take care of the many potholes developing – 5717 area – 5719 area – 5727 area and 5729 area.
- We will be contacting Esparza for another walk thru – we have identified several trees that need to be looked at. Adna will send Kay the contact information.
- Much discussion regarding carports and letters that seem to do no good. The Board is all for sending daily fines along with these notices. The homeowner can contact us when they feel the carport has been cleaned to meet the community rules.
- There was no vote, but several Board members who have been involved on the Board for years are requesting that Key have the attorney file the charges against the homeowner that has ignored all daily fines...

Meeting adjourned at 5:55