

## **BURNT BRIDGE CREST CONDOMINIUM: BOARD MEETING MINUTES MONDAY, MARCH 25, 2018**

**Attendees:** Evan Smith (President), Kay Hust(Treasurer) Corrina Bosse (Vice President), Olga Gaidamaka (Secretary), Alysia I Privrat (Member At Large), Eric Johnson (Key Property Services).

Meeting Called to order by President Evan Smith at 4:06PM

### **FINANCIAL REPORT**

Eric Johnson, Key Property Services (KPS) –Reported availability of funds to restarts construction project. He suggested to get as much done as possible with available funds.  
Construction account -\$200,000.  
Regular account- \$46,000.  
Operating account- \$20,000.

### **NEW BUSINESS**

Resident communication: The website is set up and running.  
<https://www.kpsinc.net/residents>

Fire Extinguisher: The club house Fire Extinguisher needs to be serviced.  
Eric will take care of it.

Residents mailboxes .Do to recent broken into mailboxes, replacement is essential.  
Replacement of mailboxes for board approval.  
Board moved, seconded, and voted approval of: getting a better mailboxes and aiming lights or camera at it to discourage vandalism. The approximate cost is \$2,500.

Curbs: Replacement of all the curbs throughout the complex needs to be done.

#### **Construction:**

Evan suggested getting a motion to start a construction. The board agreed and voted to proceed with construction. The project could start this spring; it was put on hold do to unavailability of funds. The board will be contacting Jonathan to get it schedule. The building permit needs to be reinstated. The actual construction committee will be set up.

#### **Resident request:**

The owner of 5729F asked the board to approve the electrical work.  
The unlicensed electrical work was done between the shed and the building before she acquired the property. The owner wants to reconnect it correctly by licensed electrician; it was unhooked during the construction.  
Board approved: owner is permitted to reconnect.

✓ Safety on the premises:

- ✓ It came to boards' attention that some people sleep in their cars during the summer season. Evan suggested addressing this issues in future meeting.
- ✓ Time to schedule spring cleaning, the residents will be informed. The residents' participation in spring cleaning is very important. The dumpster will be ordered.

### **OLD BUSINESS**

#### Status of lien on unit of resident with unpaid fine:

The Board asked Eric to draft a letter from KPS to 5723F homeowner regarding unpaid fines, Evan will sign it. Multiple letters was mailed, at this point -no response .The owner owes at least \$14,000 in fines. The board will be asking county to resolve the situation.. The best outcome, if the homeowner comes forward and pays the fine.

### **Next Annual meeting will be held at Clubhouse on May 6 at 3:00 P.m.**

Next board meeting: April 29, 2018, 3:00pm

Meeting adjourned at 5:45pm

Thank you,  
The BBC Board of Directors  
March 26, 2018