

## **Burnt Bridge Crest Condo HOA Board**

### **Meeting Minutes     April 24, 2019**

Board members present: Adam Skucas, Kay Hust, Toni Luna, Celia Privrat and Alysia Privrat  
Eric Johnson/Key Property Mgt.     and several homeowners

Meeting called to order at 4:40 p.m. February minutes approved as written.

Alysia went through history of the prior construction and financing. She explained that costs have gone up on materials since the last construction – used the example of the 25% tariff on imported steel. Our prior permits are currently inactive, and there will be a cost to reactivate them. These are just a few of the reasons for the new assessment.

The monthly dues raise is to fund future projects and emergencies, NOT to fund the upcoming construction.

Alysia addressed homeowner complaints about the recent roof/gutter cleaning. The company will be coming back to complete the job before they are paid.

A new exterminator has been hired. They will be out monthly to check on our nuisance issues.

New mailboxes have been received, and will be installed soon. There will be stands with 16, 16 and 8 regular mailboxes. There will be 8 large package boxes. Residents will be notified when these boxes are installed, as there will be a need to pick up mail and new keys at the Caples Avenue Post Office.

Some homeowners present continued voicing their discontent with the way things are being handled with the completion of our construction. A lot of false information is being thrown around. Eric tried to explain to them that the prior construction halted because we ran short of funds. Not all homeowners paid the entire assessment at once, which caused the shortage.

Project management of the next phase of construction will be handled by Key Property.

Some homeowners present threatened to sue. They brought up the concern that many of our neighbors cannot afford another assessment. Eric again reiterated that we are trying to build up our reserve fund, so that going forward when we have projects that need to be done, there will not be assessments.

One homeowner suggested that Key and the Board obtain three (3) itemized bids.

Annual Homeowners Meeting May 8<sup>th</sup>. Next Board meeting June 19<sup>th</sup> at 4:30.

Representatives from the bank, and Jonathon Butler from Shelter Building will attend our next meeting, and be available to answer questions.

Eric reported that we currently have approximately \$250,000 sitting in the Construction Account. There is still \$750,000 owed by homeowners. We have approximately \$500,000 balance owed on previous loan.

Pool volunteers are set up for training.

Cascade Tree Works was on site and completed 2019 scheduled tree work.

Yard Pro Landscape employees have been spending time trying to get the grounds back into good shape. They are doing a great job. Eric and Alysia reminded homeowners that backyards are homeowner responsibility.

Security camera is mounted – focused on the mailboxes. A W-Fi signal is needed, and camera will be hooked up soon.

The Board will look at doing business cards with emergency numbers, website and other information that homeowners need.