

Burnt Bridge Crest Condo HOA Board
Meeting Minutes February 25th, 2020

Board members present: Alysia Privrat, Adam Skucas, Betty Belden, Kay Hust

Also, in attendance – Adna Trnjanin and Hailey Jones from Key Property Services

Meeting called to order at 5:06 pm

A phone conference was had with the BBC attorney, Greg Coxey of VF Law, regarding Amendment 7 of the CCRs. He feels that no reasonable judge would uphold this amendment as it is currently written. He stated that adding fines to an owner who is late paying their assessment violates state usury rules. He advised that he will rewrite and send to us for final approval.

Subject to final numbers and a start date from the bank, the motion was made and seconded to adopt a serial special assessment. The board members are in favor. Motion carried.

The Board is planning on a revision and updates to the current CCRs and rules once the construction project has been completed. VF Law to provide an estimate for the cost of doing so. Mr. Coxey feels in the long term this will save the HOA money and provide a CCR that is in line with current law. Once the CCRs have been updated the updated rules can be released.

Minutes from the last meeting have been submitted, but tabled until their review is complete.

Demolition on 5725 will start March 2, 2020.

The dumpster that Shelter Building & Design has on the premises is **NOT** for condo owner's trash. Cameras are being installed. The motion was made and seconded that violators will be fined \$100 per item. The board members are in favor. Motion carried.

Shelter has been in contact with all owners regarding windows and doors, orders have been placed.

A short discussion regarding owners that still owe on their decks that were replaced/repared in the last construction. The motion was made and seconded that there will now be a \$30/month minimum payment by owners. The board members are in favor. Motion carried.

The 2020 Operating Budget was discussed. The motion was made and seconded to submit the budget with the change to Acct ID 5636/gutters clean/repair from \$1500 up to \$3000. The board members are in favor. Motion carried.

There was a discussion regarding delinquent accounts, currently there are 5 owners delinquent on monthly dues. One owner not paying on the deck assessment – total of \$17,000 - \$18,000 in debt. Owners will be sent letters regarding non-payment, and asking for payment or a plan. If there is no response, the Board will contact their attorney to discuss options including foreclosure.

Key has been asked to send delinquency letters to owners – 30-day demand letter – certified return receipt mail, if no satisfactory response it will be referred to our lawyer for the next step which is foreclosure. The motion was made and seconded for Key to send letters for delinquent accounts. The board members are in favor. Motion carried.

The Board has received a request for a handicap parking spot to be added. The board agrees to allocate a temporary reserved/handicap space for the owner. The spot will be painted and marked as handicap.

Shelter Building & Design is planning to submit an invoice for supplies/materials for \$80,000 at the start.

The Annual Meeting has to be held in May per CCRs. This year's annual meeting will be held May 7th at 5:30 pm. We will be looking for owners willing to join the Board. There will be one opening. The construction meeting will be on the same day – 4:00 pm.

The next Board Meeting will be March 26, 2020 at 5:00 pm.

Future construction meetings will be held bi-weekly. Meeting minutes will be taken and posted to the website. This should keep the Board and homeowners updated with any changes.

Construction meetings: Shelter, KPS, and at least 2 board members should attend.

- March 26, 2020 at 4 pm – Board meeting to follow
- April 9th at 5 pm
- April 23rd at 5 pm
- May 7th at 4 pm – Annual Meeting to follow
- May 28th at 5 pm
- June 11th at 5 pm
- June 25th at 5 pm

Limo parking - non-resident here serving as contractor working on an owner's unit. Limo can be towed from the premises when taking up more than one parking spot.

Meeting adjourned at 6:56 pm