

**Burnt Bridge Crest Meeting Agenda
February 16, 2021 at 5pm
Virtual- zoom meeting**

OPEN FORUM

CALL TO ORDER 5:08pm

QUORUM: Alysia Privrat, Kaye Hust, Christine Ballard

Absent: Betty Belden

Adna Trnjanin and Pamela Swearingen

Homeowner guests; Lori Lockman and Molly Silva

APPROVAL OF January 21, 2021 MINUTES

Emailed to members ahead of time, they will review and confirm approval

Motion to approve:

Second:

Motion carries.

TREASURER'S REPORT (Adna)

Operating \$53,142.46

Maint. Reserve \$47,661.75

Const Reserve \$173, 386. 16

Delinquency – 8 owners, total of \$21, 532.

0-30 days delinquent \$3441

30+ days delinquent \$18, 091

All except one owner have made payments in the past month.

The one owner who is \$11, 243 past due is looking to sell.

The other large balance owed of 6044 is also looking to sell or refi.

Motion to approve: Alysia

Second: Christine

All in favor, motion carries

OLD BUSINESS

Construction update: shut down due to weather, a lot of the painting left and it's delayed at the time being until march 15th. Contractor wanted to started March 1 but it's best to delay a little than start and have to go back and forth. Last year we had snow on March 14th.

5729 building has a unit for sale and inspection discovered that lack of railings are a safety issue so it's holding up the sale but contractor offered to come out and take of that one unit so it's not holding up the sale/closing. No exact date of when but it will be completed before march 4th.

There are additional items that need to be done:

Railings, painting, clubhouse ADA ramp, vents need to be cut on all the roofs build-ings, monument sign at the front and a sign in the front yard.

The lighting invoice – how to pay it? It is separate form construction building, non-nestable bird proof motion sensitive LED carport light. It's on the last set of build-ings. Bill to maintenance reserve lighting.

Question: if the light burns out on the light does own replace- there is no light bulb to replace so there is nothing to replace. If it dies, you'd have to take it out, it's a 20 year old bulb.

NEW BUSINESS

1. Additional loan

Additional loan request for 70k is only for owners who got deck work done. The HOA wants to pay for the deck work and then set up owners on payment plan to pay it back. The deck on the carport was owner responsibility so the HOA paid the ‘

The interest on the loan isn't that high to affect overall amount. Board would like to retain the reserve funds so it's easier to pull the funds out than to run short on cash.

The additional funds to be funded are the stairs on the clubhouse- they are un-safe and the ADA requirements to allow access to clubhouse for disabled resi-dents and guests.

Shelter sent a budget over breaking down expense for decks and the ADA ramp. This is what the bank requested as proof of increase, but they stated it would not work well.

For units that were sold midway through the construction project and the car-port

Alysia motions to vote to increase the loan by 80k to cover the deck and ADA ramp for the clubhouse.

Second: Christine

Motion carries

Adna will notify the bank and the attorney.

2. Board recruitment - Board member needed, we have 4/5 currently and need a 5th board member. Lori may consider joining.

3. Budget 2021

Adna sent an estimate budget over to the board for consideration, the board has reviewed the proposed budget.

- a. There is a legal fees increase due to a current litigation with a specific unit, and some work related to amending outdated CCR's.
- b. Landscaping; they are on once a week in the summer time, winter is usually every other week or as needed. In inclement weather they don't come out at all. They also clean up bushes and ivy behind 5719. They don't do back of every backyard. They won't trim shrubs every week. It's come and go depending needs of community, weather.
- c. Question: why cameras on site? – mostly for liability, peace of mind, but not much to follow owners or residents. Just checking on the property in case crime actually happens, not that county would do anything anyway.
- d. Board requested that a line item be placed for seal coating of the roadway, it would be a summer project paid out of operating account.

Alysia motioned to approve the 2021 budget to include the 6k seal coat expense but it will require estimates to be requested to have final number.

Second: Christine

All in favor, motion carries.

4. Modification requests

Owner, Molly Silva, requested to install a fence with a gate in the back yard for her dog so the board reviewed the request to install. It does not go up the hillside or encroach onto the trail. There should be no problem or interference with construction, per contractor so the gate and fence will not cause an issue. Board sees no reason to deny, anonymous approval. Molly can proceed with modification as long as nothing has been adjusted since the submission of the request, if changes occurred owner will need to resubmit.

5. Tree work – need to have Cascade Tree Works to come out and reassess trees and follow up. County follows up on the blackberries and their area behind the backyard of owners but not constant. Blackberry bushes are almost defensive because transients don't come through the blackberry bushes.

Executive session – 6:03 pm

Delinquency

Payment plan owners – better to pay dues on time than to pay special assessment, special assessment is able to pay over long period of time and even if the owners.

Board discussed delinquencies in detail.

Annual meeting – Adna to check the dates

Budget ratification via mail – send to all BCC owners.

Reach out to Mary 5723F – power turned off – no heat, frozen pipes.

Const meeting March 18th at 4:30pm

ADJOURNMENT

Motion to adjourn 6:36pm Alysia

Second: Christine

Motion carries.