

Burnt Bridge Crest Condo HOA Board

Meeting Minutes December 11, 2018

Meeting called to order at 4:30

Board members present: Alysia Privat, Adam Skucas, Toni Luna, Celia Privat, and Kay Hust. Also present were Eric Johnson (Key Properties) and Jonathon (contractor).

September 21, 2018 meeting minutes approved as written

Short discussion regarding tree issues. Key Properties will let owner know that she can arrange to have said trees removed at her own expense.

Discussed getting stump grinding done - it had already been approved. Eric will check on this.

Discussion regarding mailbox replacement. Alysia will get pricing for 3 mailbox stands and a 4 box package stand. Alysia will also speak with Adna /Key regarding the mailbox replacement.

Discussed getting and putting up a security cube that would monitor the mailbox area. Alysia will check into the details – Xfinity – subscription fee. She will also ask Kaski electrical team about possible lighting to be attached to camera. It was decided that the camera would be mounted on Unit 5721-C.

Discussion regarding 2019 budget – a motion was made, seconded and approved as proposed. Budget will be sent to all homeowners by Key Properties. There was also much discussion regarding raising the dues effective January 2019. The Board discussed, made a motion and voted to raise the monthly dues. A raise in the dues must be voted on by all homeowners; a ballot will be sent to homeowners along with the 2019 budget.

More discussion about our rodent infestation. Alysia will check around to see if there are other companies that may address our problem in a more timely manner.

Toni has volunteered to reach out to homeowners to see if we can pull together a team that will be responsible for the pool in 2019.

Adam will look into options to replace the rotting pool building. Discussion around possibility of a TufShed that may meet our needs.

Jonathon submitted paperwork to let us know what we have to deal with in order to get the construction completed on the last 3 buildings. He stated that costs associated with finishing the project have gone up substantially. The approximate cost to finish the 3 buildings will be approximately \$1,000,000 (this includes the carport costs, materials and labor). We do not have that much money in our construction account. Eric will look into finding us financing to cover the shortage (another loan).

Jonathon stated that the approximate value of the roofing stored over by the clubhouse is \$30,000.

Homeowners responsibility for costs associated with their units will be window & patio door replacements, any doors replaced, and all deck replacement costs.

Jonathon stated that once the project starts it would be about 6 months to finish. Project could start in March or April 2019. Eric Bjork would need to start permitting now. The roofers will require 1/3 down to secure the project. Jonathon would need guarantee that funding has been secured before putting a crew together. Steve from Key Property would be the Project Manager.

Alysia will scan Jonathon's construction documents and get copies out.

Board and Key Property staff will continue to search for original document that let all homeowners know they were to be held responsible for all cost associated with their deck restorations.

Corrina Bosse (Board member) moved and vacated her position on the Board. Celia Privat (5719G) will be the new Member-at-Large. Alysia will serve as President, Adam will serve as Vice President. Kay will serve as Secretary, and Toni will be Treasurer.

Discussed having a mid-winter get together with all homeowners at the club house. Finger food/beer/wine – homeowners can bring snacks & drinks. Date of February 2nd was chosen – start time 6:00 pm. More to come.

Next meeting scheduled for February 27, 2019 at 4:30 pm at BBC clubhouse.

