

**BCHA Annual Meeting**  
**January 28, 2018**  
**4:00 PM**

**Board Members Present:** Bill McConnell (President), Katie Fairhart (Architectural), Tessa Hanover (Hospitality), Michael Parsons (Landscaping), and Lloyd Bernstein (At-large).

**Other Homeowners Present:** Sue McConnell, Ken Boorum, J.P. Fairhart, Rich & Julie Reed, Douffy & Rachel Youm, Ron Coulum & Sharon Helms, Frank & Cathy Raimondi, Anne Chin, Jim Suter.

Meeting called to order at 4:00PM and the board members were introduced.

**President's Report**

- A new board came on in May of 2017. We are currently without a Secretary, Treasurer, and Vice President. Secretary and Treasurer are the most important positions to fill.
- Bill met with the HOA's lawyer in late May to review outstanding issues and discuss board's legal responsibilities.
- We have changed our accounting system and are now using Quickbooks Online. Thanks was given to Steve Marks for doing the hard work of setting up the database and for using his professional access to provide Quickbooks at a good price.

**Treasurer's Report**

- Report given by Bill since this position is currently vacant.
- 2017 Expenditures were provided and reviewed. (Copy attached to these minutes.) The year ended with a surplus which has been carried over to the 2018 operating budget.
- 2018 Budget was presented and reviewed. This has been updated and integrated into Quickbooks since the last Board meeting. (Copy attached to these minutes.)
- Current accounts were reviewed. We currently have \$20,004.76 in reserves, \$14,679.64 in checking account, and \$14,162.50 yet to be collected for the 2018 Annual Assessment.

**Landscape Report**

- In addition to regular scheduled landscaping last year we had extraordinary charges for sprinkler system repairs and tree removals.
- Sprinkler system repairs included changing one of the sprinkler controllers, repairs to broken sprinkler heads, and repairing leaks in the system.
- The Board has decided to hire an arborist to provide advice on what work needs to be done on the trees on common ground and what the priorities are. This work is upcoming.
- We have received an estimate of \$1340 to clean and repair the masonry walls that are the Bauer Crest entrance signs. The Board will review.
- Fence cleaning and landscape maintenance improvements were also discussed and are targeted for attention this year.

**Architectural Report**

- Architectural approvals have been requested and given for roof replacements, home alterations, landscaping, and house painting.
- House colors were discussed. It was noted that the box of sample colors referred to in the architectural guidelines are missing. The procedure for approving a color falls back to the alternative given in the guidelines which requires signoff from two neighbors on the form and review and approval by the board.

