

**1. Call to order**

President Linda Marshall called the meeting to order at 7:10pm. There were 33 families, and 4 proxy votes present for a total of 37 voting units.

**2. Approval of Oct 2020 meeting minutes**

Submitted and approved

**3. Approval of agenda**

Presented by Linda Miller and approved

**4. Election and approval of Board Members**

Notification of the resignation of Sam Mahlstadt from the VP position as he was moving out of state. Bryan Rahn has agreed to move to the VP position. Julie Sellers was asked by the Board to serve as a director and agreed.

These were approved without contest. The new members of the Board are:

Bryan Rahn, Vice President

Julie Sellers, Director

The remaining members of the Board are:

Linda Marshall, President

Lynn Canning, Secretary

Angela Johnson Treasurer

Joel Grubb, Director

**4. Presentation of Reports**

**A. Treasurer's Report - Presented by Angela Johnson**

The budget was presented. Differences from the prior years budget were discussed. Most expenses remained the same. The changes were an increase of \$5,000 for tree removal and replacement due to the loss of several trees at the main entrance. This cost was offset by repair work on the ponds -repair work on the 2 upper spillways-that was postponed.

Outstanding homeowners due: 6 households

A recommendation was made to consider increasing the dues as there were projected increases in expenses and the current level was not quite meeting current expenses.

**B. Architectural Committee - Presented by Darlene Barnard**

Homeowners were reminded to submit paint choices for approval even if not changing color or style. Forms are available on the BTB website and can be submitted and handled through the HOA Gmail.

**C. Compliance Committee – There is an ongoing issue which is being delt with. A letter has gone out. The board will be notified if issues continue.**

**D. Pool Committee -**

Jackson County Health Dept has no restrictions for pool activities. The maximum occupancy for the pool area is 65.

The pool was acid washed at a cost of \$1800.00.

The wading pool will be painted -\$500.00

The acid wash is a short-term fix. Budgeting for repairs down the road is recommended.

Reminder: the key fob system is in place.

Aquaticare pool management is in its 3<sup>rd</sup> year of management.

Pool Committee- reminder this is Angie Leonard's last year. A new treasurer is needed for the pool committee and more volunteers are needed

E. Welcome Committee – not present

F. Pond / Grounds Committee - Presented by Randy Naylor

1. The pond was treated 6 times this past year. There is now a good system for which chemicals and amounts to use for different weed problems. The fish kill a couple of years ago resulted in almost no fish remaining in the upper pond. It was decided to restock the ponds with most of the fish going into the upper pond. Minnows, bass and crappies were added last fall.
2. Two more Ash trees died – removal \$1600.00 with replacement at \$300.00
3. GrassWorks new contract costs are up due to higher labor and chemical costs. This is the first increase from them in approx. 10 years
4. Pond cleanup day is May 15<sup>th</sup>
5. New member of the Pond committee: Brian Hubert

G. Garage Sale Committee -

H. Social Committee – not present

The majority of this year's budget is under constraints due to Covid. No activities are currently planned.

I. Improvements Committee - Julie Sellers

1. The access points are on the BTB plat map and are open to all residents to use. There will be no improvements done at this time due to budget constraints
2. A way to mark the access points at both ends to keep people out of private yards was discussed briefly. Improvement will be taken up by the trail committee with a sign up at the back of the room.

J. Blasting Report update:

1. Three experts consulted about blast monitoring said they did not know what the effect of vibration from cars would do.
2. Star Exec -2 blasts that exceeded limit- there is no remand in the statute. The only option is to suspend or revoke license. No system of fines exists. The city is currently rewriting the statutes. The Attorney General office filed an appeal on our behalf. This failed. It is under review to see why. There may be a possibility of filing an appeal.
3. Star Exec has not with fencing and the roads which violates their agreement with the city. Renewal comes up in 2023.
4. Matt Billington did say they are planning to fill in the holes in the mines.
5. Blast measurements have been under the limits now

K. Neighborhood Watch: A reminder from the Police to close doors and garages.

Motion to adjourn 8:24 pm. Passed.

Submitted,  
Lynn Canning  
Secretary, Bent Tree Bluffs HOA