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BPV_HOA_MEETING_MINUTES_1_22_07.doc [Download File - Need Help?](#)

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BOD Members Present: Jan Paul, Anita Thompson, Lynn Ryan, Tyra Regan, Sue Green

AMGI Rep Present: Ed Ambrose

BOD Members Not Present: Bill Clark, Lauren Twyman

Quorum Present? Yes

Notification of Meeting Provided to all BOD Per the Bylaws of BPV HOA, Inc? Yes

Proceedings:

- Time Meeting Called to Order: 7:01 pm
- Meeting Called to Order by: Jan Paul

- Ed Ambrose reviewed financial packed for December 2006.
 - BPV HOA took in \$25734 Expenses were \$28910.34.
 - Net Operating Income: 3026.34
 - Net Income \$-4212.34

The reason for the negative net is that \$10K was deducted as an expense to open a new account at Legacy Bank. Technically the net is not negative based on this.

- Total Exposure due to past due dues is \$7179.45 as of 12/4/06
 - U10 is going into bankruptcy. Ed is going to have Linda talk to attorney to see if we submitted our exposure to the bankruptcy court or if a lien was filed so that we can recover our expenses. Ed advised that he will confirm status of bankruptcy.

- Anita made a motion to close the Gateway account once all expenses have cleared. And for AMGI to remove funds from Gateway, close account and deposit into Legacy account.
- Motion approved unanimously.

- AMGI and/or Jan have received calls from the following units regarding leaky roofs: V9, E5, G1, and Q2. Emergency leaks will be repaired immediately. Ed immediately scheduled roofer to repair as these are emergency repairs.

- Ed will talk to roofer and see if they can come and assess our roofs and make a project list for roof repairs so that issues can be resolved before further damage takes place. He will obtain an estimate on work. ETA: 2 weeks (February 5).

- 8'x16' piece of marking lot needs replacing as cement is cracked and rebar is showing through at Park entrance.
- Ed obtained a bid of \$1200 from Sierra to replace this portion of the parking lot. Ed feels this is a very competitive bid. Work cannot be done until temperature is above freezing for a period of time long enough to complete the project.
 - Sue Green made a motion to approve expense of \$1200.
 - Motion Denied
 - Lynn Ryan expressed concern about allocating funds before repair can be made.
 - Only one bid has been obtained. The BOD has no comparison bids to confirm if price is reasonable.
 - This topic will be placed on the agenda for discussion of approval at February meeting.
- Trash Bins need replacing as the top loading receptacles are not reasonable for residents.
- Ed spoke to Shaquanda with the trash company. They are checking to see if we can replace them and/or change the pickup schedule so that the smaller receptacles are emptied 3 times a week instead of 2 to save on cost. Ed will have an answer by 1/24 and will email the BOD with outcome.
- Dispute letter was sent to Arborilogical Services regarding the removal of the tree in front of G building, of which services were requested by Terry Daley at the request of Bill Swetmon without approval of the BOD. No response has been received.
- D8 Fence needs repair as it has fallen down due to parts of fence being removed when siding was repaired several months ago. Fence is 12'.
- Ed will check to see who did the repair as they should repair at no charge. If he cannot determine who is responsible, we will have to repair/replace fence.
- Ed obtained bid from Francisco to replace fence for \$850 and removing existing fence.
- Tyra expressed concern regarding rate quoted.
- Lynn will have a friend that is familiar with this type of work look at the fence 1/25 or 1/26 to assist in determining a reasonable bid for repair or replacement. She will advise board of his findings.
- Ed will email BOD 1/23 on who is responsible for repair.
- Whitney Gomez Q1 replaced siding on chimney as she was preparing to sell unit. During this time, the bank accounts were threatened to be frozen prior to annual meeting due to disputes among the board.
 - Tyra Regan made a motion to reimburse Whitney Gomez for her expenses.
 - Lynn Ryan seconded the motion.
 - Motion approved unanimously.
 - Tyra will submit copies of receipts to AMGI to cut a check to Whitney Gomez.
- Anita Thompson made motion to adjourn meeting.
- Sue seconded motion.

- Motion approved unanimously.
- Time Meeting Adjourned: 8:25 pm
- Minutes submitted by Director, Tyra Regan in absence of Secretary Lauren Twyman.