

BBTS HOA November 9, 2024, Annual Meeting Minutes

President Ron Ehrhart opened the meeting, With proxies and attendance, a quorum was attained.

Secretary Smith reported that there are still 65 voting lots, 10 double lot owners, 2 sales so far in 2024, and one member continues to be of "not in good standing" status. About half of the HOA owners have primary residence somewhere else. Updates and notices are placed on the website, BBTS^{HOA}.org.

The minutes of the 2023 meeting were approved. The Secretary reminded attendees that USPS will be considered primary communications method unless they wish electronic delivery and so authorize.

Treasurer C. Ehrhart gave the Treasurer's Report including expenditures and current balance. Budget projections or next year remains the same and stable.

President R. Ehrhart opened the discussion about HOA assessments for the coming year. After discussion with members, the BOD voted to assess an annual fee of \$50 for 2025.

ARB Committee reported approval of 2 requests for new paint colors, 1 request for a pergola, 1 for a new garage and addition, 1 for landscaping and a temporary shed, and 2 for like-replacements for current fencing. It was emphasized that the ARB's primary function is to maintain the neighborhood ambiance and property values.

No unfinished business was on the table.

New business Items follow:

Members brought up problems and near misses with members parking vehicles in the roads, both 4 Js and Kaelyn Ln. It was decided to create a committee to determine what if anything could be done and how to proceed.

Other items discussed by the members included consistency of ARB decisions, and problems with members not taking care of their property and being "good neighbors" thus maintaining our property values and good neighborhood relations. It was noted that complaints by members usually begin the process to fix issues.

Another item was a request for some money to help the residents at the neighborhood assisted living facility. It was voted to allow for the expenditure of up to \$300 this year for a trial. Some neighbors are also helping with weekly Bingo and providing small prizes, and the residents express gratitude.

President R. Ehrhart updated members on the status of the unopened facility on Lighthousekeepers and the potential building timeline of the Jubilee Project.

Membership of the BOD and ARB was discussed. Members were solicited, and with no one volunteering as new members, the current BOD and ARB agreed to remain onboard. The only changes are that the President and Vic-President will change positions.

BOD Members:

Randy Copeland, President
Ron Ehrhart, Vice President
Carol Smith, Secretary
Pam Verneti
John Gonda

ARB Members

Cindy Ehrhart, Treasurer
Scott Bryant
Mike Bentley

Meeting was adjourned.