

## **Blackbird Farms Homeowners' Association Board Meeting**

January 14, 2019 7 p.m. BBF Clubhouse

Board Members Attending: Trinda Steckler, President; Mike Faith, Treasurer; Denise Laussade, Secretary; Tom Voight; Tom Elliott; Patrick Moeller.

Not present: Dan Dawson

Also Present: Bryan Steckler, Dedra Markovich

### **Call to Order at 7:03 by Trinda**

- General Session/Annual Meeting Minutes from 2017 and 2018 are to be approved by the homeowners at the 2019 annual meeting – 2017 are on website; 2018 should be posted.
- Approval of Board meeting minutes October 8, 2018 – DL/PM (no vote called)
- Treasurers Report  
Mike provided report. Total 2018 results: Income: \$28,529; Expenses: \$38,170 included lawyer and accounting, major improvements (mailbox order). Net is (\$9,611) Bank balances include PFCU \$5,131.93 and LBT/1<sup>st</sup> Merchants \$61,780.59.  
Member-approved 2019 budget has income of \$27,610 and Expenses of \$59,080, with net of (\$31,470).  
Report accepted – DL/TV (6/0)
- Contracts entered into record: Van Damme Landscaping (2019 lawn and snow); Laydox (2018 lawncare); Otto (2019 mailboxes and available ancillary services). To be contracted in 2019: irrigation; insurance (expiry is July 2019).

### **Old Business**

1. Mailbox project--Discussion
  - a. update regarding order placed 1/3/2019
  - b. discussion of HOA covenants for mail box. Trinda suggested a policy be established regarding mailboxes conform to newest style. Discussion followed about "policy" vs covenants. It was not clear as how to do this and enforce it. Tabled.
2. Covenant violations  
Motion for Dan Dawson to perform face to face discussion with residents in violation of city code and/or HOA covenants in need of correction for yard maintenance, trailers, trash cans or parking (TSM/PM). Motion carries (6/0). Dan will be provided with those names and addresses by the board via email between meetings in the event it is necessary.
3. Common area and pond easement improvement.
  - a. Trinda sought bids for pond line debris removal and treatment as per licensed provider Bellinger, Van Damme, and Epic Tree to include removal of wild honeysuckle and juniper on Kestrel along pond common grounds at back of residential properties, planting of mature trees at front entrance to fill in and mulching of all beds in common areas.  
Only Epic responded.
  - b. Discussion: is there a risk of increased liability with the pond? Would additional signage would be useful? Would a bench make it appealing?  
Motion to accept Epic Tree pond area clean up bid: (PM/TV). Motion carries (5/0/1)

**New Business:**

1. Website – Bruce Worstell volunteered to manage the BBFHOA website to make it look aesthetically pleasing. Trinda noted desired improvements: add Duke Energy for light pole issue notifications; covenants be made more visible, easier to get to; BBF Apartments request to note the relationship with the apartments will be changing and the form is out of date. Motion to approve Bruce as webmaster with Trinda's assistance. (TSM/TE) approved. Trinda to notify current webmaster, Susan Kisinger.
2. Mike will ask Beth if she is willing to coordinate annual garage sale.
3. ARB new members. Bryan Steckler, Denise Laussade, Patrick Moeller to be added to ARB, joining Dedra Markovich and Rita Frevert who serve as co-chairs. Trinda had been told of issues in 2018 that it was determined pre-dated the current ARB co-chair structure.
4. Denise requested follow-through on the initiative begun in 2018 to follow up with homeowners with non-compliant covenant issues. A notice was issued with the Annual Meeting message and proxy. Some discussion followed concerning interpretation of covenants under the ARB; clarification is needed. There are also a lot of rental properties, as well as a lower level of commitment of home care overall. Notices previously drafted for this follow up will be circulated to the Board for consideration in March.
5. Motion that Mike Faith be official keeper of membership list. (TSM/TE).
6. Mike will be sending annual invoice including reminding homeowners about the covenants and the ARB by end of January with March 10 due date. Mike requested Denise's assistance in mail/merge.
7. Mike advised that the certificate of deposit (\$40.6k) at Lafayette Bank & Trust (now 1st Merchants) matures in early February. Board agreed to allow the CD to rollover into the money market account (current balance of \$17k) at 1<sup>st</sup> Merchants.
8. Mike and Trinda will go to the banks to change signatories. Denise does not need to attend to be removed from the accounts.
9. Mike read from the BBFHOA organizing documents to clarify the effective date of any new board and officers; determined that it is upon conclusion of annual meeting's election of board and officers.
10. Motion to continue with Cox & Co. for 2018 taxes. (TSM/TV)
11. Tom Elliott received a call from Ben at the City concerning BBF street signs lettering not being large enough. Tom will follow up to ask if they will replace them. He will also discuss the street light reimbursement process with City. Tom E will be the point of contact for City communication. Tom V will be lead contact with City repaving project.

Next meeting is March 11, 2019 at the BBF Apartments clubhouse.

Adjourned 8:52 p.m. (TSM)