

Blackbird farms HOA

Board of Directors Meeting March 10, 2020 7 pm – Blackbird Farms Apartments Clubhouse

Board members Present: Alan Bunning, Jacob Daubenmier, Denise Laussade, Deborah Sperandio

Board members Absent: Tom Voigt

Guests: Dedra Markovich (ARB), Josh Bright, Mark Gildersleeve

1. Call to Order 7pm
2. Consent Agenda (Alan/Deborah- carried)
  - a. Agenda 3/10/2020 as amended
3. Board of Directors – Denise reviewed the governance and roles of directors. See handout.
4. Treasurer's Report (Denise) (Jacob/Deborah - carried)
  - a. Status of 2020 Dues (today is due date) as of today still 24 outstanding.
  - b. Year to date 2/29/2020 financial report.  
Income is \$10,740, expense is \$4,709. Net position is \$6,031. \$6,750 of dues was collected in 2019. Cash position is approximately \$55.7k.
  - c. Status of delinquent resident payments. So far she has paid a total of two payments for \$200
5. Appointment of new board members (Denise/Deborah)
  - a. Mark Gildersleeve
  - b. Josh Bright
6. Appointment of new offices (Denise/Alan)
  - a. President, Jacob Daubenmier
  - b. Secretary, Deborah Sperandio
7. Banking resolution – attached (Denise/Jacob)
  - a. New officers signed necessary papers.
8. ARB Update, lost two members, Patrick and Bryan
  - a. Dedra – co-chair
  - b. Rita Frevert co-chair
  - c. Denise Laussade
  - d. May seek another committee member
9. Old business
  - a. Minutes from 1/13/20 meeting were approved by email 2/7/2020
  - b. Tom V not present to review tree project, deferred to next meeting
  - c. Flower bed maintenance; Joanne Bunning, Deborah Sperandio agreed to assist Beth Faith
  - d. Pond project – Jacob to send out request for assistance to maintain pond
10. New business
  - a. Engagement of Clark's for Biannual treatment of ash trees(Jacob/ Denise)
  - b. Engagement of Cox & co for annual financials and tax return (Jacob/Denise)

- c. Denise requested approval to reach out for legal opinion on additional action on delinquent HOA dues; board determined no further action to be taken at this time. Concern it could cost more than likely to recover in current lien.
- d. Garage sale date approved for August 22,2020; volunteer needed to organize the garage sale.
- e. Webmaster Status – Jacob was able to get current webmaster contact info, Denise to reach out.

11. Call to adjourn (Alan/Josh) Adjournment at 8:10 pm

Respectfully submitted,

Deborah Sperandio, Secretary