

## **BLACKBIRD FARMS HOMEOWNERS ASSOCIATION (BBFHOA)**

**January 13, 2020 7:00 p.m.**

The meeting was called to order at 7:00 p.m. by Trinda Steckler, President.

1. Present: Trinda Steckler, Denise Laussade, Deborah Sperandio, Alan Bunning, Jacob Daubenmier, Munazzah Rahman
2. Absent: Tom Voigt (Vote to appoint 2 members submitted by email)

### **I. New Board Election and Appointment**

1. Officer terms ended 2019
  - a. Trinda Steckler - President
  - b. Mike Faith - Treasurer
  - c. Denise Laussade – Secretary
2. New members appointed (Tom Voight via email)
  - a. Munazzah Rahman
  - b. Jacob Daubenmier
2. New Board (2020) Officers recognized
  - a. Trinda Steckler – President
  - b. Denise Laussade – Treasurer
  - c. Munazzah Rahman – Secretary
3. Motion to appoint new members
  - a. Alan Bunning
  - b. Deborah Sperandio

### **II. Denise Laussade presented the financial report for 2019 prepared by prior Treasurer, Mike Faith**

- a. Revenues are \$35,000, which includes \$6,750 from 45 homeowners (out of 171) who have prepaid the HOA dues for 2020.
- b. 1-delinquent homeowner had not paid dues in several years and liens have been filed against her. The homeowner was ordered by the court to pay \$150/month; only \$100 has been paid for two months.
- c. Expenditures to date (as of December 31, 2019) are \$52,253 against the planned \$59,080.
- d. Improvements for mailbox were partly paid the previous year (2018).
- e. The deficit of \$17,253 was less than planned (\$31,470).
- f. Cash on hand is \$49,660.48

### **III. Miscellaneous.**

1. A homeowner asked about the target balance for cash. The current balance is \$49,660.48 with an estimated expenditure of \$39,075 for 2020. We may need to consider increasing the dues in 2021 year.
2. Projects completed: Mailboxes and Street Signs (2017 – 2019).
3. Projects pending: Green Spaces
4. Landscaping costs are much higher than previous years when the service was provided by (a) a homeowner or (b) another small company. The current firm was chosen by competition selection of a very small pool of companies that responded.

5. Further, the estimated common area property has been reevaluated and it was revealed that there were more areas that should be deemed as common area.
6. Tom Voigt has volunteered to crown the trees.
7. Deborah Sperandio and Alan Bunning (on behalf of his wife) have volunteered to assist with front bed management along with Beth Faith.
8. One homeowner wanted the board to consider the possibility of a Neighborhood watch. Jacob Daubenmier advised that if we decide to proceed further, we will need to be trained appropriately and it will require more than just setting out a sign.
9. Jacob Daubenmier will put together a sub-committee to keep the pond cleared. It might be feasible for the Landscaping company to take over maintenance once the area has been sufficiently cleared.

#### **VI. Future Meeting Dates**

Tuesday at 7:00 pm

March 10, 2020

June 16, 2020

September 8, 2020 - Planning meeting

November 10, 2020 - Annual Meeting

Trinda Steckler will work with the Apartments to confirm/reserve the Clubhouse.

The meeting was adjourned about 7:50 p.m.

Approved by majority vote via email on February 7, 2020