

BRANDON CREEK HOMEOWNERS ASSOCIATION

ANNUAL MEETING

March 28, 2015

Members present: Milan Sefcik, Matt Samet, Leni Buhler, Susan Winter, Joyce Jenkins, Ellen Mains, Marlana Rich, Rosalind Aubry, Karen Ryerson, Bob Marshall

Milan set up a screen and presented the power point display on a screen he had set up in the TL Clubhouse. You all received a copy of the power point presentation in your email. If you have any questions about it, you can contact Milan. It details HOA projects of the past year, projected plans, and our budget for last year and 2015.

GROUNDS:

- Ellen Mains asked Jason our grounds maintenance person to mow her lawn while she was gone last summer and he never came.
- Milan repaired a leak in the sprinkler system in the back flow valve station due to a faulty part.
- Sprinkler heads had to be replaced at the cost of about \$500-600.
- We need to have our Covenants, Bylaws, Rules and Regulations reviewed by a lawyer to insure that they are legally binding . The state continues to create more stringent rules and guidelines HOAs.
- Roselind*Aubry has just purchased the house at 4805.
- We will soon have new neighbors at 4816. Mark McCraw and Beth Lassiter are returning to family and the East coast and a new job for Mark.

GOING FORWARD:

- We want to buy larger trees for our common grounds to provide shade to reduce evaporation of irrigation water.
- Milan received notice from the county to clean out the overflow drainage on the NW section.

In the time since our meeting the Left Hand Ditch Company has sent a backhoe to clean out the stream behind 4852. The Ditch Company is interested only in keeping the flow unimpeded. They typically leave behind the debris they have taken out of the stream as well as any flora they have disturbed in the process.

- The BCHOA Board has discussed the need to work on our common grounds that goes beyond the mowing work that Jason does. The usual grounds' maintenance work day didn't happen last fall and is now waiting for attention. In walking about the grounds we have thus far identified the following projects:
- 1. The weed infested area which is behind the houses from 4882 to 4894. It is a big job and it has been started already by Bob Marshall.
- 2. The corner beside 4832 needs weeding and trimming. The corner across the street next to 4824 has already been weeded and mulched by Matt and Karen Ryerson. These areas are very important because they are the entryways into our community and give the first impression of our jewel of a neighborhood.
- 3. The area along the stream behind the houses 4832 to 4854 where the backhoe tore up the vegetation has many fallen trees along the stream as a result of the flood which washed away the dirt around the roots of the trees. Some teen-agers have put up some rough structures which need to be removed and the area cleaned up. Matt has had some signage made asking that the nature trail be respected and passersby be quiet. He has already installed the signs.
- 4. The ditch behind the houses on the south side: 4802 to 4824 is filling up with debris and we are concerned that the ditch company will attack the area with its backhoe and destroy the beauty of that zone.
- 5. The area behind the houses along the north side: 4854 to 4898 needs weeding and trimming.

As a Board we cannot do all of this alone. We have been tossing around ideas on how to get the work done. Some of the options we have come up with are:

- Have Jason do it all which would most likely necessitate raising the dues.
- Have members adopt an area and work on it when they have time. Any members who don't have time or desire to participate could pay a one time only increment to their dues.
- We could have a work day and we can all pitch in with the reward of a pizza party lunch.....or a coupon for some prize.

If you have any ideas that you think would work, please let us know. We are all so proud of our neighborhood and want it to reflect our care.

Please let us know if you are interested in adopting an area to tend to....and ask other neighbors to help via email.

Ellen Mains made a motion to reinstate the current Board. Bob Marshall seconded the motion.

Some members would like to have some social interactions. Ideas included:

- Summer Salad Supper
- Community grill gathering at the pool
- Now that we know we can put up a screen and share information, we can have travelogues about recent vacations or experiences

If you have any ideas for a social gathering, please share it. We are here to reflect the thoughts of our community.