CBFA board of directors meeting 2/11/2021

Call to order 7:03 pm

Attendance:

* Dan Hibbard
* Cliff Miller
* Jason Yard
* Jim Clute

Reduction of Dues for 2021

* Discussion of $200 dues credit.
  + Treasurer advised this was doable. Board members present voted in favor of $200 credit.
  + Treasurer to proceed with logistics of tracking credit.  No refunds, either 2nd half credit or $200 credit applied next year
  + Notice to be included in CBFA mailing to inform neighbors.
  + Will be discussed at the annual meeting.
* Treasurer explained reserves.  Cannot take from existing reserve funds.  Treasurer to look into if there is a threshold association must be reserved up to, or minimum contribution per year.  Future business will include discussion of what percentage (if not 100%) reserved the association may move forward with. Contingency reserves can be used to cover the cost of business at the beginning of 2022 (~$5700 for trash and Happy Trails lawn maintenance)
* Discussed "bike path and drainage/erosion issue".
  + Board agreed individual neighbor challenges next to path were not jurisdiction of the board; system working as designed but exasperated by adjacent homeowners changes/improvements.
  + Board agreed that education, awareness, suggestions, engagement on modifications to property would be helpful and should be promoted (in ARC discussions, newsletter, annual meetings, website, etc).
  + Board agreed that RFQ for bike path repairs should focus only on repair/replace of path and replacement of pipe (similar size for similar flow).  Jason to update RFQ.
* Board discussed new issue of debris/sediment washing in/through adjacent yard.  Board may have need to engage and topic slated for future business after neighbor assesses further.
* Board discussed removal of small "rat" trees in actual water path/ditch downstream from the bike path pipe.  Removal to be conducted during fence/entrance maintenance day.
  + 3-car garage house owner to be notified that small trees will be removed, no larger trees set further back.
  + Notice/verbiage to be included in CBFA mailing to inform neighbors of this work.
* Meeting adjourned ~8:05 PM