CBFA board of directors meeting 2/4/2021

Call to order 7:03 pm

Attendance:

* Dan Hibbard
* Tom and Danielle Vestal
* Thera
* Jason Yard
* Jim Clute
* Dane Scott

Walk up issues:

* Dane Scott has requested that we give discount on second half dues

Board discussion on potential for HOA dues to be waived for second six months

* Reviewed the logistics behind being able to give relief
* Had some discussion about what that looks like minus the trash removal
* Board is going to look into the balance sheet and see if the pricing of the assets is relevant particularly the bike path replacement cost and asset value
* Board to meet in a week or two with treasurer to review current budget

Board discussion on reserve requirements – board to look into legal requirements to hold full replacement value in reserve

Bike Path:

* Jason has put together a request for proposal for partial repair of the bike path
* Discussed replacement of the pipe and section of the path that goes to the right of the Y intersection
* Discussed the regrade of the area on the water collection side of the path next to our community and the removal of trees from the water channel
* Discussed changing the scope of the RFP to see if we can get a decent price based on different scopes of work

Board discussed the drainage issue along the bike path that may be caused by extended above ground down spout extensions

* Thera to send out letters to people in violation of the down spout issue
* Jim to set up conversation with neighbors to recommend some solutions that may not be in violation of HOA regulations but could help alleviate some of the issues with neighbors properties

ARC issues

* Board to send letter about broken taped up window needing repair
* Board discussed the Trash cans and items stored in the driveways/porches that are not traditional lawn furniture – Dan to send email to violations to check on status

Annual inspection planning

* Discussed the condition of driveways and mailboxes to be inspected as part of our annual process this year
* TJ and Jason have volunteered to assist Thera with annual inspections
* Discussed having some independent volunteers assist the ARC with inspections
* Looking to conduct annual inspections in early spring, first week of April

Trash removal

* Minimal issues with removal
* $1.64 per month per home increase in year one of our new contract

Fence Maintenance

* Looking to schedule a volunteer date for tree/brush clearing – we will set a date before the annual meeting – looking at March 13h

Common Area – Playground

* Jason has repaired the current structure and we are looking at deferring the project until 2022.
* Jason is sending out survey to gauge the priorities in the neighborhood

Annual meeting

* Scheduling the annual meeting for March 4th from 7:00pm to 9:00pm
* Jason to put out the sign a week in advance

Board Activities:

* Danielle working on the newsletter
* Looking to include relevant dates in the community
* Could put in a section about storm water management to help educate the community

Open Forum:

* Explored different avenues of education around storm water management
* Working on getting newsletter completed on February 12th to be mailed out on February 15th

Next meeting:

* Looking to have an additional session with Cliff to address the budget and amendments to the replacement cost of some of our assets on our balance sheet
* Annual meeting scheduled for March 4th 7:00pm

Meeting Adjournment – 8:24pm