CBFA HOA meeting 10/8/2020

Meeting commencement – 7pm

Attendance – Dan Hibbard, Jim Clute, Jason Yard, Tomas Vestal

We have an open position per the bi laws one vote per house.

Home owner walk through – No additional attendees

Special Session – Dan is confirmed as President

Looking to cast a wider net in search of additional board seat

Review of previous meeting minutes – No changes needed

Review of treasurers’ reserve – Draft budget as approved for now and post.

Review of Property Violation – Complete

Architectural Rules and Covenants:

* Review of Above Ground Pools (AGPs) – Group is considering request and getting further clarification.
* Looking to do a reinspection on 10/13 for outstanding items

Common Area/Maintenance/Services/Activities

* Fence – Cliff has taken the action to contact Happy Trails – Notices will go out to home owners that boarder the job.
* Looking to fix the broken fence board near spillway – Jason to look at fence and TJ looking to get stain color

Trash

* TJ has researched five trash companies and the services whittled down to Bates and Republic
  + Negotiated the rate down to $18.58 per month with Republic. Most cost effective option.
  + TJ has an account manager contact now that has been very responsive in resolving issues in the last few weeks

Common Area – Playground

* $14K to spend on the play structure – Metal portion of the play structure was $14K in total and the community installed the structure.
* Going to put out a general pulse on the neighborhood to gauge interest in additional amenities for the park

Common Area – Bike Path

* Jim is getting a quote from Robinson Paving
* TJ is working with Miguel to get a quote
* Looking into fixing the drainage pipe under the bike path

Board Activities:

* Reviewed distribution of invitations – to be posted to doors or outside of mailbox
* Reviewed prospective CBFA Newsletter – Gauging community interest with relevant community updates – perhaps getting school aged participant to feature a community article
* Website – Reviewed the HOA website – Dan is going to engage Gary to see about community updates to make sure there is inclusion on some of the community activities
* Keeper of the Sign – Jason will be the keeper of the sign
* Suggestion for reduction in 2021 dues – board has decided to restate the single payment discount in lieu of an additional reduction in annual dues
* Suggestion for Cleaning up the Highway sidewalks to park – If we are seeing trash in the roadway someone can call or submit an issues ticket. Potentially a V-DOT form to alert the county of the issue – Reach out to Judy Helstrom with the web address to help resolve issue
* Suggestion for No Soliciting for neighborhood – HOA can not enforce a community wide ban on solicitation especially given that we have county roads.
* Suggestion for Leaf Service/Pick up – Board is not considering additional expense for leaf pickup
* Suggestion – Street and removable signage to slow traffic down – Signage has appeared from somewhere… Considering getting sheriff assistance to help with speed control – Jim to call

Open Forum – NA

Next Meeting Planning – Next meeting December 10th from 7pm to 9pm

Meeting adjourned at 8:57 pm