

BTMHOA General membership meeting

12/10/2024

Meeting opened 3:31 PM by Barry Lee. Barry Lee, Joanne Thomas, Bo Tanner, Mike Pasco, Wendy Kruczek, Carrie Cornwell. Anita Jones absent.

New residents were introduced; Louis and Suzie Burell from Michigan, currently living on Citrus Blossom.

Bo read the minutes from the last meeting 11/6/2024. Ed Roderick moved to accept the minutes, Bruce Baitler seconded the motion, the motion was accepted unanimously.

Mike gave the Nov. financial report. Thomas Wade moved to accept the report, Bruce Baitler seconded the motion, the motion was accepted unanimously.

Carrie gave a report about the St. reps and introduced the new QR code she made. When scanned it will take you directly to the BTMHOA web site. Many thanks to Carrie!

Bo stated all luminary supplies have been handed out to the streets. If anyone has problems or concerns contact Bo by TXT or phone at 413-297-6711.

Joanne led a discussion concerning the method by which Murex calculates our yearly CPI increase, or decrease, and the timing of everyone's yearly anniversary date.

The first proposal is to change the method Murex currently uses to calculate the yearly CPI.

The second proposal is to change the anniversary date for yearly CPI increases or decreases to the same date for everyone. There are currently 4 different anniversary dates every year.

There was much discussion. It was agreed to investigate some of the questions presented and to have more discussion at the Jan. meeting before any decisions are made.

Barry opened nominations for the open positions on the BTMHOA board of directors. There are three positions open, one currently filled by Barry Lee, and one currently filled by Bo Tanner, both of whom are running for a new term, and one position that is currently empty. Nancy Roderick is running for the third position. She is 9 years in the park, 5 years in the RV section and 4 years on Buttercup. She has human resources experience, and would be a welcome addition to the board.

There were no other nominations, so Barry closed nominations.

Old business:

1. Marcia Lee gave a report on the directories. They are here, will be handed out via street reps. She is asking the printers about the cost of cross referencing and having larger print. There is a possibility we can get the directory online in a password driven format. This would negate the need for cross referencing and larger print. Thank you, Marcia, for all your work.
2. The drainage issues on the south end of Lilac are being looked into. It possibly involves the pump on the west side of Morton.
3. Bulk trash area has been approved; it is in the process of being built.
4. Cedar Hill St. repair is currently not in the budget. Mark will see if he can at least get the holes filled in.

New business:

1. When will the new club house be finished?
2. The lights around the outside of the club house are lacking.
3. Yes, Tarocco will be open when the new clubhouse is completed.
4. Lane lines need to be painted in the roads. They are currently very hard to see.
5. The bushes need to be trimmed back at the corner of Gardenia and Trost. Cannot see oncoming vehicles.
6. Can we use solar lighting around the park?
7. Currently there are no lamp posts on the new houses on Red Blush, is Murex planning on installing them?
8. Can Murex make the dock on Red Blush Pond useable?
9. Can Murex make it clearer to future buyers what the lot rent will be. There has been a problem with one person in the office saying a price and another a different one at closing. Would be nice to have a consistent number.
10. Lot rent amount of increase is unclear for people selling their house "By Owner". An amount is quoted then a different amount shows up in the closing papers.

The Next meeting in Jan. 2025 is the annual meeting. Please fill out all appropriate forms, the current mailing will have all info.

Joyce Lyle Freeman motioned to adjourn, Mark I seconded the motion, motion accepted unanimously. Meeting adjourned at 4:47 PM

