

Minutes for BHHOA Annual Meeting 2 November 2021

7:00 PM at the Wanship Fire Station

Attendees: David and Karma Bell, Mark Folker, Bridget Hayes, Randy Lowman, Sue and Dan Lynch, Pat and Susan McCluskey, Tina and Mike McCluskey, Jim and Pat McIntosh, Tracy Otterness, Bruce and Rhonda Sperry, Scott and Dot Ward, Barb Williams

1. Call to Order
 - a. Meeting called to order at 7:02pm
2. Filing of Proxies
 - a. Randy counted proxies and quorum requirements were met
3. Reading and Approval of Minutes
 - a. Meeting minutes approved as recorded. Unanimous approval
4. Financial report – Tina McCluskey
 - a. Currently 1 outstanding account for dues; everyone else is current
 - b. Current cash \$79,756
 - c. Expenses to date \$40,664
 - d. Upcoming expenses= Road repairs (\$10,529)
 - e. Residents expressed gratitude and recognition to Tina McCluskey for cleaning up the accounting
5. Reports of Officers, Boards and Committees
 - a. Weeds – Mark Folker
 - i. Report – 2021
 1. Mixed success this year with people doing their own weeding
 2. Next spring we will need to have a formal program (clearing weeds 25-30 feet from road). Targeting mid to the end of May to address the weeds
 3. Tri-yearly inspection with county was completed
 4. Area near the new well has weeds. It will need to be done by hand so as not to contaminate the water supply
 5. County has weed book (what to look for) and rental sprayers available to the public; spray needs to be purchased separately
 - ii. Plan for 2022
 1. Nancy Watkins and Randy Lowman volunteered to help with weed committee
 2. Bridge Hollow Handy kids- local kids are an option for weed eradication

- b. Architectural Review – Tracy Otterness
 - i. Applications and approvals
 - 1. Only three lots are left that have not had an approval
 - a. Womble lot, Tebbs lot second Deyhle lot
 - 2. All other lots have an application pending or are approved
 - 3. Architectural Review Committee will remain in place to review out buildings and other structures
 - ii. Out of compliance update
 - 1. Out of Compliance, but Approved by Review Board (no action to be taken)
 - a. Red roofs on two residences
 - b. White fence- Hayes fence was recently approved
 - 2. Out of compliance and Not Approved (action to be taken)
 - a. Cocrane’s red deck; they agreed to repaint it in the spring
- c. Roads – Bridget Hayes
 - i. Maintenance & Spending – 2021
 - 1. Crack seal and patching for 2021 was \$10,529 vs budget of \$9,525 (variance of \$885- due to more patch work than estimated)
 - 2. Community members commented on the excellent job
Advanced paving did crack sealing
 - ii. Year 3 of 6-year plan completed
 - iii. Question raised regarding track hoe damage to road in front of Ernst house- no special plan to repair; will be done as part of scheduled maintenance
 - iv. Concern raised about debris in road next to construction site;
Bridget Hayes to notify contractor and ask that it be cleaned up
 - v. Speeding Calculations – Tracy
 - 1. Several incidents of speeding observed; please slow down
- d. Garbage Dumpster
 - i. Concern raised about dumpsters overflowing on a regular basis
 - ii. Garbage currently collected 3 times per week: Friday Saturday, Wednesday; Recycling every other week on Thursday
 - iii. Mark Folker will request that the county to pick up 1 more time per week
 - iv. Please dispose of lawn waste on your own property or take it to the dump versus putting it in the dumpster
 - v. Please take your garbage back home if dumpster full
 - vi. Mark Folker to draft a letter from the Board to reminder the community
- e. Gate – Tracy Otterness

- i. Report – 2021
 - 1. Gate working well; occasionally, condensation/snow sometimes will hold it open. If that is the case, please wipe the eye clean
 - ii. Area Codes
 - 1. 15 codes available; we are at capacity
 - 2. There will be an issue if one residence has two area codes (non 435 or 801), and that leaves a new resident without a code. Issue will be addressed if it occurs
 - iii. Directory
 - 1. Updated and is current
 - 2. If you have additions/changes, please contact Tracy
 - f. Snowplow Committee – Bridget Hayes
 - i. Contract thru Spring 2023; this is year 2 of 3 year contract with Wildefire Landscaping
 - ii. They will dispatch plows when 2 inches of snow accumulate on the roads
 - iii. Annual cost is \$34,000
 - iv. Community commented that Wildefire is doing a great job; no issues
6. Unfinished business – None
7. New Business
- a. Election of Vacated Board Member positions
 - i. Tracy Otterness
 - ii. Mark Folker
 - iii. Carleton Watkins
 - b. Nominations: Tracy Otterness, Carleton Watkins, Scott Ward
 - c. Members gave unanimous consent on nominations
8. Close
- a. Meeting adjourned 7:55
9. Board Officers Meeting
- a. Officers gathered after the HOA meeting to determine positions for the 2022 term:
 - i. President: Tracy Otterness
 - ii. Vice President: Randy Lowman
 - iii. Secretary: Carleton Watkins
 - iv. Treasurer: Scott Ward