

# Minutes for BHHOA Annual Meeting

## November 14, 7:00 PM

### @ Summit County Council Chambers

1. Call to Order by Tracy
2. Filing of Proxies to Carleton
  - a. 14 proxies were received
3. Filing and Approval of Minutes – Carleton Watkins (Secretary)
  - a. Minutes read from the annual meeting on 4 Oct 2023
  - b. Approved
4. Financial report – Tina McCluskey
5. Reports of Officers, Boards and Committees
  - a. Weeds – Mike McCluskey
    - i. **2024 Weed Control Report:**
      1. Early June - we did our first spray of the season around the community. Focused heavily on the garbage and front gate areas as there were a significant amount of weeds in these locations.
      2. Mid-June - took a personal backpack sprayer and focused on the infestation off of Bridge Hollow Dr on the north side of the road, after Spring Hill but before Overlook CT. Sprayed as far as the eye could see and as far the sprayer would reach. We will need to monitor this next season. If it expands, the property owner will be responsible for taking care of this.
      3. July - Dug up the thistle with a shovel that had been growing around the well (reminder that we cannot spray around the well, as we do not want to contaminate our water supply).
      4. Mid-September - did our second spray of the season throughout the community. Focused on Deer Haven, Oak Haven, and the South slope of Spring Hill.
    - ii. **2025 Plan:**
      1. Continue to execute 2 full community sprays in late spring and late summer.
      2. Keep extra eyes on the infestation off of Bridge Hollow Dr and any others that may pop up. Will do extra sprays on these locations as needed.
  - b. Architectural Review – Tracy
    - i. Applications and approvals
      1. One project is being applied for to connect Diane Hook's 2 homes with a breezeway. (Lot DH 1)
      2. Jim Flynn's shed upcoming (Lot BH 5)
    - ii. Out-of-compliance update
      1. Red roof due to be done by next spring (Lot BH 23)
      2. Bridget:
        - a. What about incomplete projects?
          - i. Tracy: we don't have any rules specifically to get projects completed
      3. Clint:
        - a. Why have a completion date?
          - i. Tracy: For gate control. We need to limit the time for construction people to have access to

the gate. Construction teams share codes with others causing security issues.

4. Barb:

a. Why do construction codes expire?

i. Tracy:

1. We don't encourage those 4-digit codes for reasons already mentioned.

c. Roads – Tracy

i. Maintenance & Spending Report – 2024

1. A very generous person stepped up to help with road repairs. Thank you!
2. We are currently getting close to where we were several years ago. Close to getting back on track.

ii. New plan going forward. Discuss and vote on the 5-year plan

1. We had a good provider that did a good job (Bridget: Eccles)
2. 2025 – Patches and Chip seal as much of Hollow/West Spring Hill as possible
3. 2026 – Patches and Chip seal Overlook and North Ridge
4. 2027 – Patches and Chip seal East Spring Hill, Deer Haven, and Oak Haven
5. 2028 - Patches and crack Seal
6. 2029 & onward – Minimal Patches, Crack seal & Chip seal where needed.

iii. Bridget:

1. We spend \$32000.00 per year just for the mobilization of equipment every time a road crew comes up to resurface (repair, crack seal, and chip seal) the roads.
2. We could cut that down to a one-time cost if we resurfaced all of the roads at once.
3. We could go out and have a plan to finance / loan for an HOA to resurface the roads.
4. Tracy: We need someone with a banking relationship to look into a potential loan to resurface the roads
5. Clint Benson offered to discuss with his banking contacts about securing a loan for the HOA to resurface all the roads at one time. No date was given for Clint to return and report.

d. Gate – Tracy

i. Report – 2024

ii. Improvements and recommendations

1. It was mentioned that the speaker at the keypad is hard to hear. Action?

iii. Directory requests

1. Send your directory requests to Tracy

iv. App availability

1. Open enrollment for the app every January if you want the gate app and don't have it.

v. Tracy gate needs rust maintenance

1. Congrats and thanks to Scott Ward for his service as the gate person!
2. Thanks to Kitty for painting the gate, but will need metalwork to fix the deep rust. Mark Folker mentioned that he may be able to weld in some repairs.

3. Tracy: If we drop WIFI COW we could go to Tmobile / Verizon hotspot for \$30 per month. No action was assigned for the next steps on this proposal.
- vi. Jim Flynn gate on one side doesn't stay open. A slight wind from the west will keep the south side of the gate closed. We could have the mechanical contractor look at the issue
- e. Snowplow Committee – Tracy
  - i. Contractor selection
    1. Black Dog has increased the salt fee to \$250 per ton of salt
    2. We are in the third year with the same contractor (Black Dog)
    3. Tracy recommends continuing to go with Black Dog since their bid was substantially less than other bids and they've done an adequate job.
  - ii. Be aware of new contract conditions
  - iii. Vote to go out for bids or extend the current contract another 3 years
  - iv. Jim McIntosh
    1. What do we project in costs?
    2. 2023 was \$68K
  - v. Tracy up until this last contractor we had a fixed cost
    1. The new contract will charge \$250 per ton of salt.
    2. One problem in keeping salt costs to a minimum was that people were calling Black Dog and asking for more salt but that cost was not approved by the HOA.
  - vi. Vote:
    1. Do we go out for bids or stick with Black Dog?
    2. Deb:
      - a. Did we ask Oshenfelders?
      - b. Bridget: no they wouldn't meet the requirement
    3. Tracy's motion to give the board the opportunity to award to the current provider. This is the last year for extension with Black Dog. Tracy personally won't spend more than 5k without telling the community. Gives us the opportunity to go with others as needed.
    4. A motion was made to approve continuing for the next 3 years with Black Dog. (This does not preclude us from looking at other providers). The motion was seconded.
      - a. Voting was Unanimous
  - vii. Tee Post Committee – JS & CW (Jerome Sharp and Chris Wilde)
    1. JS & CW need to make recommendations for t-post maintenance.
    2. Jim and Deb Flynn fixed and straightened posts, and made recommendations for post maintenance.
6. Unfinished business – None
7. New Business
  - a. Election of the following Vacating Board Member positions:
    - i. Tina McCluskey and Randy Lowman
    - ii. Tina McCluskey: Nominated, seconded, and approved by acclamation
    - iii. Randy Lowman: Nominated, seconded, and approved by acclamation.
    - iv. Scott was nominated but declined
  - b. Read/keep your emails

- i. If Tracy sends an email then please read it. He can't take all of the calls that the email already answers.
  - c. Pick up Trash in the community
    - i. Let's all pick up trash where we see it!
    - ii. Tracy put cans down at different intersections and no one picked them up for weeks. Let's do a better job as a community.
  - d. Wanship Water plans to begin to run a new water line through Bridge Hollow and a new 500K gallon tank in the Spring of '25.
    - i. They were invited to attend this meeting to present their plans, but have not yet shown up. (they never did arrive)  
Their current 100K gallon water storage tank is above the Outpost.
    - ii. This work will destroy our roads and Marks driveway. We need an agreement to have them fix our roads mainly the gate and marks on the road. They are researching what lots they have an easement. This may cause us to have some legal fees. They have a utility easement but not through lots.
  - e. Discussion and voting on a member's proposal to revise CCRs and Bylaws to allow detached ADUs (Accessory Dwelling Units) in Bridge Hollow.
    - i. Open discussion on allowing or not:
      - 1. Bridget:
        - a. What about the people who had to spend money to connect secondary living quarters?
      - 2. Clint:
        - a. What would this do to our ability to supply water?
        - b. Group discussion: It would put additional stress on the water system.
      - 3. Kitty
        - a. Summit County will allow 2 water connections per parcel
        - b. Summit wants the second home to be "small". Not more than 1000 square feet.
      - 4. Rob Bernson
        - a. The current CCRS are working just fine. More homes will impact the roads and water system.
      - 5. Scott
        - a. Would you have to add a separate septic system
          - i. Kitty: yes
      - 6. Scott motioned to vote on modifying the CCRs to allow detached ADUs in Bridge Hollow. The motion was seconded and a vote was taken.
        - a. Vote Results
          - i. FOR: 4
          - ii. AGAINST: 29
      - 7. The proposed request failed.
  - f. Other new Business
    - i. None
- 8. Paul made a motion to adjourn. The motion was seconded.
- 9. Tracy closed the meeting.

Attendees	Lot #
Barb Williams	9
Bridget Hayes	33
Carleton Watkins	22
Clint Benson and Carter Richins	16
Dave and Karma Bell	10
Dusty Powers	4
Dwayne Fluckiger	DH 3,4
Jim & Deb Flynn	5
Jim McIntosh	25
Kathleen Jasenovic	18
Kitty Berry	19
Mark Folker	1
Pat & Susan McCluskey	2
Paul Ernst	15
Randy Lowman	29
Robert Berntsen	27
Scott Ward	26
Tina McCluskey	8
Tracy Otterness	3