

# Minutes for BMHOA Annual Meeting

Saturday July 22, 2023

12:30 pm – 2:30 -pm

- I. Welcome & Call to Order – the meeting was called to order by Jesse Burchett
- II. Board of Directors were introduced for 2023-2024: Jesse Burchett (President), Curtis Combs (Vice President), Mike Wilke (Treasurer), Kathy Smith (Secretary), Tom Kitzmiller (Director) and Kevin Bisceglia (Director). Sherry Maira (Director) was absent.
- III. The Minutes for 2022 Annual Meeting are posted on the website and motion passed to accept.
- IV. Presentation of Reports
  - a. Director Election Results- Kathy reported that Jesse Burchett, Mike Wilke and Kevin Bisceglia were elected for a 3 year term. 3 more Director positions will open next year.
  - b. Architectural Committee Report- reminder to review & follow the Architectural Guidelines and Covenants for your phase prior to any improvements or development of your lot(s).
  - c. Treasurer Report- Mike presented the proposed budget and addressed questions regarding grounds maintenance.
  - d. President/Board Reports
    - i. Projects completed this year
      1. Community Mailbox placed for residents- New boxes are in use. Anyone needing a mailbox should contact Charles at Pineville Post Office. Please provide package delivery service with the gate code. We may need to explore larger boxes for packages at the new mailbox area.
      2. Gates 1 & 2- repairs, electricity to 2<sup>nd</sup> gate, Star security system – a new cellular system goes live next week to the back gate. Further instructions will be posted on the website. We will switch to Verizon from AT&T.
      3. Community Building electricity is complete. We are planning to add plumbing, fans and HVAC as funds allow.
      4. Road washout and culverts repairs- Jesse discussed the ongoing work of maintaining the roads. Tom, Jesse, Kevin and Curtis viewed all of the roads yesterday to evaluate their status and the need for additional work.
      5. Jesse presented the road projects in process & the new work planned. Road repairs & maintenance (culverts, ditch repairs, I beams, gate sensors, water runoff issues, asphalt patches to Mountain Loop, Farm House Rd, Mountain View Circle, Brush Mountain Circle).

ii. New projects

1. Roadwork & asphalt repairs are to be performed on - Boone Dr, Leslie's Mountain Dr, Kristina Korner, and Brush Mountain Circle.
2. Gate columns will require some repairs & maintenance in this next year.
3. The Board has been reviewing the Bylaws and Covenants and found that revisions will need to be made to make them more consistent between the phases, and/or to remove outdated items. The Board feels that this is a project that will require legal assistance.
4. Mike discussed the need for electricity access to all lots. The Board will continue to discuss this as more funding is available.
5. The need for water in BMF was presented. The cost of the first phase is \$40,000, and any expenditure > \$20,000 needs owners approval. Curtis and Mike presented the pros and cons of the water project and voting by ballot occurred. For those not in attendance, an email will be sent out and a notice posted on the website. All members (owners) are encouraged to vote by 8/14/23. (See water information sheet)

V. Kevin updated the membership regarding Boone's Ridge (Wildlife Preserve) opening 2024 ([info@boonesridge.com](mailto:info@boonesridge.com)) and possible benefit to increase the value of current properties/lots.

VI. Open Forum for Discussion included gated vs non gated community, how to deal with large package delivery, and garbage trucks wear and tear of the asphalt.

VII. Adjournment