

Meeting called to order at 6:35 pm. On Zoom, 1/17/23

Present: Gloria Harrington, John Constance, Gina Cushing, Ginny Lalka, John Schultes, Hannah Snyder, Alexis Ortiz Heaney, Dave Richardson Patricia King, Ashley Christoff, Anita Smith - Kenrick

BOD reviewed and approved all previous financials. Approval of cash flow and then the audit.

Minutes from 1/05/23 - Alexis motioned to approve, John S. - second, approved unanimously  
Special Assessment for \$1700 per household approved unanimously by the BHVA Board.

Anita: - management report and goals

- 1). **Pedestrian Bridge** - materials delivered
- 2). **Elevator shaft** - insurance claim in process. Elevator inspected and tight. A leak around the roof and Heartwood will fix that as soon as possible. They are working with the claims adjuster.
- 3). **Cliffside Bridge** - need to get a quote to repair. Fisher and Bison to quote - safety issue
- 4). Roadway engineer from TyLin on Hillside Dr.
- 5). Check Hartwood's quote on the stairs. Is it still good
- 6). **Reserve Study** - Anita and Andy will work with BHVA BOD and Condo Presidents -
- 7). **Zeno lighting quote** - \$16,600 - utility incentive of \$10,000 - so \$6,600 total bill for lights. Board will review.
- 8). **Beach Fence** - John and Anita. Look at parts and pieces. Can old fence or part of it be used?

#### **Committee Reports:**

1). **Financial** - Alexis - There were no additional finance items given the separate Board meeting that focused on the special assessment.

2) **Legal/Executive Session** - Gina Cushing: Board Meeting recesses for executive session discussion of sensitive, privileged and/or confidential matters including legal, violations, bids/contracts, arrears, collections, personal matters. Executive Session started at: 7:50 pm and ended at 8:35 pm. No votes or decisions were made in the executive session.

3). **EC** - Ginny said for 2022 - 37 applications. 31 approved, 3 denied

4). **Facilities** - John S and Anita on boundary and trees around the maintenance facility

Old Business -

- 1). Tree removal - \$3500 immediate because of storm
- 2) Zoe Fackleman and yoga at the community center - tabled.
- 3). Todd Cook and the concrete pad at the foot of the stairs. The Cooks said they would plant seed and rake. They will not fix the concrete. A PSC issue as a pipe broke and had to be repaired.
- 4) Short term rental moratorium - A Constant Contact will be sent to the Community
- 5). Google Workspace to be considered for collaborative capabilities.

Future goals - 95 trees need to be removed - An arborist to evaluate. Willie Schultz, maybe?

Meeting adjourned at 9:00 pm - Gina motioned, Pat - second. Approved unanimously.

Respectfully submitted  
Patricia King  
Secretary