

MINUTES

BELLA VISTA TOWNHOUSE ASSOCIATION

March 20, 2019

9:00 A.M.

Members Present

Jack Adams – Vice President
Tom Barber - President
Kristy Danna - Director
Johnese Johnston – Sec/Treasurer
Ron Johnston - Director
Gail Kapica - Director
Marissa Whitfield - Director

Members Absent

Staff Present

David Whittlesey, General Manager
Beverly Schommer, Office Manager

2 owner members present

The meeting was called to order at 9:00 am by President Tom Barber.

A motion was made by Ron Johnston to approve the minutes from the February 2019 and seconded by Gail Kapica. Motion passed.

Treasurer's report for February 2019 was given by Johnese Johnston.

Marissa Whitfield made a motion to approve the Treasurer's report, seconded by Ron Johnston. Motion passed

President Tom Barber welcomed the audience and gave an invitation to address the board.

An owner introduced herself, saying that she is a new property owner but has lived in Brompton Courts for 10 years, and she is attending the meeting to become involved in her Townhouse Association. She does have some concerns and before she goes into to many things she was hoping to listen and learn, however she does have one pressing concern she wants the board to know about. She is concerned about the tree & leaf debris that is outside her home on limited common property. The removal of trees dropped and left whole, brush & leaves along with trash all mixed together over the years gives her concern not for the fact that it is an eyesore, but that it is kindling waiting for a fire. Given the nature of fires that have gotten away from neighboring property owners she requests the Association clean out the common area for the safety of her and other the property owners. Board President Tom Barber stated, we would investigate the concern and thanked her for coming.

Another owner, from Melenie Courts introduced himself and said he is looking for help with the ACC (Architectural Control Committee) process. He was invited to visit the office for additional assistance and information.

President Barber called for any old business to be presented. There was none.

New Business

ACC:

Steve Gonzalas – 37 Walter Dr – building a porch addition onto existing deck.

Motion to approve the application was made by Ron Johnston and seconded by Gail Kapica. Motion Carried

Phillip & Catherine Schoeppe – 2 Gretchen Ln – approval of existing “aftermarket” carport for purposes of filing License Agreement which needs to be done prior to sale of property.

Motion to approve the application was made by Marissa Whitfield and seconded by Johnese Johnston. Motion Carried

Mike & Nancy Freidenberger – 4 Mellor Court – adding a Gabled covered deck roof onto existing deck.

Motion to approve the application was made by Kristy Danna and seconded by Gail Kapica. Motion Carried

RESOLUTION FY19-004

The undersigned Secretary or Principal of Bella Vista Townhouse Association (the Employer) hereby certifies that the following resolutions were duly adopted by the board of directors of the Employer on May 16th, 2018, and that such resolutions have not been modified or rescinded as of the date hereof.

Resolved: "Effective May 1, 2018, that the form of a Section 125 Cafeteria Plan presented to this board is hereby approved and adopted, and that the proper Employees of the Employer are hereby authorized and directed to execute and deliver to the Administrator of the Plan one or more counterparts of the Plan."

Resolved, that the Administrator shall be instructed to take such actions deemed necessary and proper in order to implement the Plan, and to set up adequate accounting and administrative procedures to provide benefits under the Plan.

Resolved, that the proper Employees of the Employer shall act as soon as possible to notify employees that the Cafeteria Plan has been adopted by giving each employee a copy of the approved Summary Plan Description of the Plan.

The undersigned further certifies that attached hereto as exhibits are true copies of the Premium Only Plan Application and the Summary Plan Description for Section 125 Plan Premium Only Plan (POP) allowing employees to use pre-tax dollars to pay for their portion of the employer-sponsored health insurance premiums as approved and adopted in the foregoing resolution.

A Motion was made by Jack Adams to adopt Resolution FY19-004 and was seconded by Ron Johnston. Motion passed.

General Managers Report

Rain and short-staffing due to illness have delayed progress on owner requested landscaping projects along with infrastructure improvements. We've completed painting retaining walls in Brompton and Shakespeare Courts II and III and currently, we're repairing and painting all the retaining walls in Kingsdale Courts along with street runoff drainage improvements. Work will continue as weather, schedule and manpower allows. With warmer temperatures recently, we began spraying rock beds for weed control Monday and plan to begin spot mowing next week. Trimming of bushes and shrubs should start mid to late April.

Ron Johnston motioned to adjourn the meeting at 9:25 am. Jack Adams seconded.

Work Session following the regular meeting.

Next Regular Meeting
April 17, 2019 9:00 A.M.