

BBH November Council Meeting Minutes

11/19/12

3 council members present: Jane St. Amant, Jason Hargrave, Rachel Carroccio

8 homeowners present at 6:05 pm

1. Call to Order
2. Declare Quorum
3. Approve October 8th, 2012 minutes
4. Update from Previous Board Meeting
 - a. Articles of Incorporation-Amendment Procedure
 - Proposal to Change quorum procedures to 1% of homeowners (would be ~10-11 votes)
 - Still awaiting final verification from property attorney – Jamie to present language to attorney for review
 - Amendment would need to be approved by Homeowners according to the requirements of the current Articles on Incorporation
 - Discuss further at a later time with plan to proceed as quickly as possible and hopefully do this in conjunction with election
5. Home Improvement Requests
 - a. Wood fence and gate across driveway→approve
 - b. Dog house and dog run→approve
 - c. Much discussion regarding fence locations along the Clark Taylor-owned property at the rear of lots along Springtree. Again, council has no authority to give Homeowner right to construct fence on someone else’s property.
6. Public Comment
 - a. Racetrac Development, Bluebonnet/Burbank—no one present
 - b. Resident Comments-Debris in Lake and Fishing Access
 - Questioning fishing access on Burbank? There was a Typo in the previous minutes—meant Bluebonnet; there is no plan by the council to approve fishing access from Burbank
 - Neighbor has people fishing on her property; this is considered trespassing, and you can call the Sheriff to remove people from your property
 - Debris in lake—lots of debris and litter in lake; Kate will be asked to approach Aquatic Solutions about adding this service to their contract.
7. New Business
 - a. Update from BBH Accountant
 - Review of monthly expenses and YTD budget
 - Draft of 2013 budget – Daniel will forward to Council electronically for review
 - Discussion regarding the Long Term Maintenance reserves – this needs to be reviewed in light of recent fence quotes and other information.

- Jason asked Daniel to research the amount of interest that would be saved if we paid off the remaining loan amount with currently available funds.
- File liens on homes with balances of over \$500→This is standard practice from previous years; motion approved

8. Next Meeting-Tuesday December 11, 2012 at 7:00 pm