

BIB Home Owners' Association Board Meeting

December 15, 2016

The meeting was called to order at 10:06 a.m. EST by Ann McGregor, president. All board members were present including Susanne Jefferson, Sandi Smith, Ann Kaplan and Renie Brady.

Approval of November board meeting minutes was moved by Sandi Smith and 2nd by Susanne Jefferson. All voted in favor of the motion.

Ann McGregor discussed the up-coming HOA Annual Meeting and election for board members. No new volunteers for the board have come forward yet. The election is scheduled for January 19, 2017. Ann M. will send out notices to the property owners about election.

2017 Budget: Ann M. has rec'd list of tasks from Jorge to apply toward budget for regular operations. Other priority projects:

- 1) A bathroom and other improvements for the bean bale house so it can be used for a caretaker's residence.
- 2) Road engineering evaluation and maintenance, including drainage.
- 3) Evaluate new water sources for BIB and develop those with the best potential.

Committee Reports:

Inventory to buy?:

Chainsaw (16") - board offers \$100. to \$150. Belize

Stove- board offers \$100. B

Rotoplasts – board not buying one with the big hole.

1 at 125 gal. – board offers \$100. B

3 in garden at 660 gal. -board offers \$300. B each.

1 at 300 gal.- board offers \$200. B

Road Agreements: Ann M. still needs to do this.

Atlantic Bank in Belize will be our local bank. Ann M. and Renie Brady will give signatures in person during Christmas vacation.

Project List:

The front area has been cleaned up. The trees in the garden are being pruned. The fire breaks have all been cleared. Most of the trail systems have been cleared. The trail between lots 57 and 58 has not been cleared yet. The roof has been installed on the chalk board sign.

The cement boundary markers need to be installed. The seeds should be found and given to Susanne J. to store.

Holiday bonuses: Susanne J. has the cash for the bonuses for Jorge and 4 workers and the HOA will reimburse her. Renie B. is making the cards to present the gifts next Friday. Also, we are giving a bonus to Veronica and Sandy in the Remax office in S.I. to be delivered by Jorge.

The tractor clutch needs to be replaced at a cost of \$4 to 6,000 B. The liability insurance we are trying to obtain is very particular about employees using big equipment. A discussion followed about fixing it or selling it "as is". All board members agreed to sell the tractor "as is".

Accounts Receivable: Ann M. is sending out notices for overdue fees. The HOA has \$13,000 U.S. in Sun Trust (FL) account and \$15,000 B in Belize bank account.

EAB report: Hank Cunningham's build is almost finished. Susanne Jefferson's mom's house is ready for the floors.

Sandi Smith did the site inspection for lot 25 and it is mostly rocks and no trees. She reports that the foot print looks OK and will write up report ASAP for owner.

Belize Subdivision Law requires space to turn vehicle around at the time of subdivision approval. It says nothing about maintaining that area after developer's approval. Lot 83 wants a larger area for turn-around than the road allows so their options are to build a platform out over the edge of the mountain or use part of the neighbor's yard or ?

Discussion about lot 47 (?) plans to build a home from shipping containers. Board's concerns are damage to community roads from extra heavy equipment required to deliver containers to the site and put in place. It was proposed that we establish weight based rules for lot owners to post bonds prior to delivery to cover potential road, tree, property, etc. damage.

Garden Report: Susanne Jefferson: Fire ants are a problem and they are working on organic ways to control them using diatomaceous earth. Garden committee should think about spring planting for the new budget.

Safety and Communications Report: Sandi Smith: Alex joined the committee. They did a tower inspection and the transmitter needs to be fixed. Sandi still needs to check Susanne's radio.

Jorge says that internet transmitter arc affects signals and he's talking to providers about improvements. Eventually, the HOA will have its own system.

A camera was stolen from a home and the owner was encouraged to file a police report.

Neighborhood Watch: After Christmas, Sandi will set this up with the local police.

One of the residents reported to another resident that a visitor from Benque Resort was dropped off at BIB on Dec. 11 to hike around and when her return ride did not show up she stayed at one of the houses by the entrance and was groped by a man staying there. No details were given so it could be just a rumor. The board decided that no visitors should be in the Beanbale house and locks will be changed on all HOA property.

Ann M. will be at BIB for Christmas which is also her birthday. Renie B's birthday is on Dec. 29.

The next meeting is scheduled as the Community Meeting on January 19, 2017. This meeting was adjourned at 11:52 a.m. EST by Ann M.

Minutes submitted by Ann Kaplan, secretary.