

BIB PROPERTY OWNERS ASSOCIATION

BOARD MEETING MINUTES

Thursday, September 27, 2018

A meeting of the BIB Property Owners Association, Inc. community was held on September 27, 2018, at 11am EST/9am BZT, via FreeConferenceCall online meeting.

- Welcome and call to order: The meeting was called to order at 11:04am EST
- Proof of Notice of Meeting: was posted on the meeting wall, all owners of record were successfully notified about the email
- Approval of Minutes – August 16, 2018: approved Susanne/Sue 4:0
- President’s Report – Ann McGregor
 - Administration Update: Things are going well with all aspects of the organization. Time to think about board elections, annual budget. Ann will send out a call for nominations with job descriptions after review by current board members. Goal is elections, budget and annual meeting in December.
 - Property Management Update: Everyone is happy with BRAMA’s work as our property management company. We will be looking at dangerous trees for removal, and workers will remove all that they can.
 - Financial Report: This time of year, with unpaid fees, we have to start postponing or cancelling projects from the budget. We collected just over half of owed fees this year. A notice will be sent to all ‘regular payers’ to remind them to pay fees, then a volunteer group (Sandi, Susanne, Kathie Miller) will help make personal contact to others who owe. Road project may need to be funded over a period of years with a reserve fund.
- Committee Status Updates
 - EAB – Ann McGregor, acting chair: Several builds in process or nearing completion. No new requests at this time. All building sites must be cleaned up at end of construction and reminder notices will be sent as needed. This committee needs a volunteer chairperson for 2019.
 - Gardens & Grounds – Susanne Jefferson chair: Many new trees have been purchased and planted with excellent volunteer work headed up by Susanne. Please email or contact Susanne if you are a part time resident or visiting and would like a garden share set aside for you on Wednesday afternoons. Roads are holding up fairly well but junction between River Rd and Forest Hill needs attention. Sandi, Susanne and Dean to review.
 - Safety & Communications – Sandi Smith chair: Sandi and Paul will revisit the radios and see if they can get our system working without great expense. Sandi strongly recommends all owners purchase security cameras as a deterrent to theft.
- Other business: It was requested that all owners understand that the primary job of the POA board is to maintain community property and enforce the covenants.

Everyone in the community agreed and signed the covenants at purchase time, and we are organized as a community to uphold a certain ecological and environmental standard as defined in the covenants. Please understand that any inspection, discussion, enforcement, or communications from board members to owners with regard to covenant violations is simply the board doing what all have elected them to do. We appreciate owner cooperation and support in maintaining the community according to the covenants.

- Next Board Meeting: Thursday October 18, 2018 11am EST
- Adjournment