

BIB PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

April 2, 2019

A meeting of the BIB Property Owners Association, Inc. Board of Directors was held on April 2, 2019, at 10am EST/8am BZT, via FreeConferenceCall online meeting.

Board members in attendance:

Ann McGregor
Kathie Miller
Bryan Weary

- The meeting was called to order at 10:01am EST and proof of notice of meeting sent to all owners of record was submitted
- The meeting minutes from 28 February 2019 were approved [Kathie/Bryan 3-0]
- President's Report - Ann McGregor
 - Administration - the board has been working well together and new roles and responsibilities being assumed and processes put in place. Sandi Smith is on medical leave from board duties. We still have an opening for Secretary, but board is doing fine with three people for now. We now have D&O liability insurance, and will check in with Ann Kaplan, former board member, to see if she'd be interested in returning
 - Property Management - nothing new to report at this time
- Treasurer's Report - Kathie Miller

The Profit and Loss and Balance Sheet were posted to the wall and will be on the owner website later. Kathie encouraged owners to pay their fees so we can continue to maintain the property, roads, and community spaces and move forward with our bigger projects, like community center, too.
- Committee Status Updates
 - EAB – Doug DeGirolamo

All owners are reminded that they need to start by sending a request to EAB for ANY modifications to their house exterior or property (renovations, tree removal, etc) not just new builds. We will be refining the EAB process to include pre and post work inspections as well. The process will be posted on the owner website.
 - Gardens – Beth Weary

A third raised bed has been added to the garden, many things are growing. Volunteers have been busy with tagging and planting some new produce.
 - Roads – Bryan Weary

The major road repair project is completed. Bryan is working on a

maintenance plan and identifying potential providers for the service. He will also look at replacing the speed bumps with ropes, which can be removed for grading. Signage for bumps/ropes will also be obtained for safety and liability.

- Safety - Ann McGregor
Sue Waite and Gina McCarthy are working on a fire safety plan for the community, and both have agreed to be on the Safety Committee going forward. Once finalized, the plan will be posted on the owner website
- Communications – *Ann McGregor, representing the team
The internet has remained stable for awhile now. Part of the safety plan will involve work on the radio system, and all owners are strongly encouraged to purchase handheld radios. Sandi and others can help with programming and recommended devices to purchase.
- New Business
 - Proposed CCR change with regard to Short Term Rentals
A preliminary discussion was held with regard to a proposed fee/rental percentage to be paid to the POA by each owner who offers short term rentals at their home in the community. This is in response to a concern from several owners that short term rentals put an uneven burden on the roads and infrastructure at BIB. There were several helpful comments against a rental fee structure, and in support of a more pro-active approach by rental owners and a fine structure for violations. Others felt that the renters tend to be ones to use the roads incorrectly, and often with 2WD on 4WD sections, and should therefore bear a greater burden of the costs of road maintenance. They preferred a more pro-active approach. It was noted that modifying the CCRs is a lengthy and expensive process that may outweigh the fees paid for many years. There being no clear consensus among attendees, the issue was tabled for further board review.
- Other Business
An owner mentioned that motorbikes tend to be speeding through the community unsafely, and it was recommended that anyone who sees this activity mention it to the offender if known. The addition of more speed ropes should help with speeding inside the community
- Next Meeting: The April board meeting will be held on Friday, April 26th at the regular time.
- Adjournment: There being no further business, the meeting was adjourned at 10:48am [Kathie/Bryan 3-0]