

# **BIB PROPERTY OWNERS ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING MINUTES**

**December 15, 2019**

A regular meeting of the BIB Property Owners Association, Inc. Board of Directors (new board) was held immediately following the Annual Meeting via FreeConferenceCall online meeting.

The following members were in attendance:

Kathie Miller	Board Member
Gene Demarco	Board Member
Beth Patschke-Weary	Board Member
Doug DeGirolamo	Board Member
Paris Cecilia Jaye	Board Member
Bryan Weary	
Linda DeGirolamo	
Renie Brady	
Paul Prescott	
Dawna Beemis	
Susanne Jefferson	
Marcia Sickelsmith	
Ann McGregor	
Sandi Smith	

- Welcome and call to order

The meeting was called to order by new president Kathie Miller. Kathie thanks all previous board and committee members and introduces to all lot owners the new board and officers in service for the 2020 term:

Kathie Miller – President  
Beth Patschke-Weary – Vice-President  
Gene Demarco – Treasurer  
Paris Cecilia Jaye – Secretary  
Doug DeGirolamo – Member at Large  
All in favour: 5-0

The new board will do the best it can, reach out for support when necessary and aims to continue with the great work that has been done so far.

- Kathie would like to take an online course for 69 USD to get certification to be on an HOA board. The board makes a motion to accept this expenditure [Doug/Beth: 5-0]
- Approval of minutes – 24 November 2019 Board Meeting minutes were approved [Doug/Kathie: 5-0]
- Purchasing Lot 28 for the Community center

The consensus of members is that the offer to purchase the semi-finished building on Lot 28 for the new Community center is good. However there are doubts of the financial feasibility of this project since we are unsure if we will collect enough HOA fees in 2020.

After allowing time for owner input and discussion, a motion was made, seconded, and passed for secretary Paris in consultation with Renie Brady, unofficial chair person of the community center committee, to send a formal request to BIB Ltd on behalf of the board asking for a 60 days extension of the offer. This will allow the board time to make a more educated decision on the possible purchase of Lot 28 [Doug/Paris: 5-0].

- Safety and security issues

Members voice their concerns regarding several security and safety issues. The security committee will look at how to resolve and address these issues:

- If the placement of the security cameras should be higher so they are more difficult to reach and disable
- If we should get a roof over the lock of the new front gate in case of having to open the gate when it rains
- If the new gate causes security problems when members have to open it in the dark at night and if it should be replaced by another type of gate

With the increased crime on Hydro road, the board and security committee took advice from security expert Martin and Benque Police Department to install the current safety structures. The measures implemented are not permanent solutions and the security committee invite members to help improve the current safety structures by sharing information and constructive solutions on Townsquare.

- Next board meeting date will be discussed by email
- The meeting was adjourned by Kathie Miller 6:04 pm EST/ 5:04 pm BZT [Doug/Beth: 5/0]