

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

APRIL 21, 2020

A regular board meeting of the BIB Property Owners Association, Inc. Board of Directors was held on April 21, 2020, at 7.00 pm EST/5.00 pm BZT, via FreeConferenceCall online meeting.

Board members in attendance:

Kathie Miller – President
Beth Patschke-Weary – Vice-President
Paris Cecilia Jaye – Secretary
Paul Prescott – Treasurer
Doug DeGirolamo – Member at Large

Members in attendance:

Renie Brady	Marcia Sickelsmith
Dawna Bemis	Bryan Weary
Linda DeGirolamo	Carissa Kent
David Love	

The meeting was called to order by President Kathie Miller at 7.00 pm EST/5.00 pm BZT.

The Proof of Notice of the Meeting was posted on the FreeConferenceCall board, on the new website www.bibhoa.com and by email.

- **Review and Approval of Minutes**

Doug makes a motion to approve the minutes of March 22, 2020.

Paul seconds.

All in favour: Doug, Beth, Kathie, Paul, Paris

The motion passes 5 to 0.

- **State of the Community – President’s Report – Kathie Miller**

- We have had many fires that have burnt many acres of land. Fortunately, no structures have been destroyed in BIB. We are very thankful to Robert,

Nacho and their families who have equipment for firefighting. We are thankful to everyone else who helped as well.

- Updated invoices have been sent to all lot owners with outstanding fees.
- We are in the midst of the Covid-19 pandemic which has implications far beyond our control. This brings delays to all the board's activities such as opening bank account, PayPal account, investigating the ownership of the land where the internet tower is on, etc.

- **Committee Status Updates**

- EAB – Doug DeGirolamo

Doug went down to look at Jenny Lodes' property (lot 122) where there is a cohune tree with brown leaves.

The EAB has had a request to remove trees in the garden. See more in the discussions below.

- Gardens – Beth Weary

We have had issues with aphids on the citrus and mango trees. Bryan and Beth have initiated a spraying schedule with neem oil.

They are watering the small trees twice a week.

Cilantro, chaya, parsley and tangerines can be picked anytime.

On Wednesdays, Beth will add a list on the website of what is available to be picked freely in the garden.

- Roads & Maintenance – Bryan Weary

Beth joins this committee together with Bryan.

BIB currently has the best cleaned fire lines we have ever had.

The workers are in the process of cutting away anything that is leaning on the roadway from people's properties to keep the fire lines clear.

- Safety & Security – Linda DeGirolamo

Linda is unwell. The report was given by Marcia Sickelsmith.

We are still waiting for lockdown to end in order to go to Spanish Lookout to move forward with the new gate and find a new gate lock.

We are debating if the gate code change should be on a monthly or quarterly basis.

No update about the maintenance schedule of the security cameras until Linda is well again.

- Web-site – Dawna Bemis

The website is up and running with a trickle of people asking to be added. Anyone can write to Dawna at webmaster@bibhoa.com if they have any issues or questions.

- **Financial Update – Paul Prescott**

Paul has gotten the financial overview in order and posted all financials in the meeting page on the website from the year to date up until April.

He also posted an essential budget for 2020 which shows our fixed costs which come at about 38,000 USD.

So far, we have not received enough HOA fees to meet the amount of the fixed costs. We might see more fees be paid this month as interest will be charged on outstanding HOA fees from May 1st.

For any questions on finances, send the board an email and Paul will answer the questions.

- **Discussions**

- Removal of trees in milpa/garden

Beth has brought up the issue to the EAB that there are a lot of 'shade trees' needing to be removed. They are crowding the space for trees that could be more productive.

Kathie makes a motion to accept the removal of the trees for the maintenance and production of the garden, and that the garden committee doesn't have to go through the EAB to remove any trees in the garden, they can remove them at their discretion.

Paul seconds.

All in favour: Doug, Beth, Kathie, Paul, Paris

The motion passes 5 to 0.

- Fire

Carissa gives an update of last week's firefighting from the frontline.

Carissa and Dave have volunteered to be part of the safety committee. Linda will send them an email about this. They will discuss with Marcia and Linda and review the fire plan and emergency services for the board to vote on.

Renie Brady asks if she can get a heads up on the trimming of the roadways for the fire lines, but there will be no heads up as it would cost the workers too much time to update owners before trimming.

Renie suggests that we have a dedicated building for tools that will only be used for fire safety and that the blowers may be available for HOA residents to clear between residencies and the roads where there is a large drip of leaves to create a fire break.

- **Next meeting**

Sunday, May 17th, 2020, at 5.00 pm EST / 3.00 pm BZT

- **Adjournment**

Paul makes a motion to adjourn the meeting at 7.33 pm EST/5.33 pm BZT

Paris seconds.

All in favour: Doug, Beth, Kathie, Paul, Paris

The motion passes 5 to 0.

