

Blakely Park

Blakely Park Board Meeting Minutes

March 24, 2022

4:00pm

Location: Zoom Videoconference

Board Attendees: Chad Branson, J.M. Snell, & Justin Brydge

Board Absentees: None

Management Attendees: Bernard Hamann, Kayleigh Sponaugle, & Ashley Craig

1. **Call meeting to order & establish quorum:** 4:01pm (Chad); All Board members were present; quorum has been established.
2. **Review and approve of previous meeting minutes from March 21, 2021:** J.M. motions, Justin seconds, minutes approved as written.
3. **Financial Review (YTD, February 28th):** Through the end of February, we had a total operating income of \$3,930 and a total operating expense of \$300.
4. **Old Business:**
 - a. Bio-Retention Pond: J.M. spoke with Scott Sellers about maintenance agreements.
 - i. We have to show that there is a plan in place to do routine maintenance, such as cleaning up debris, trim shrubs, etc.
 - ii. We can have this included in the landscape contract and put it on a letterhead.
 - iii. Rocktown will send the 2022 landscape contract to J.M. to begin this process.
 - b. 2022 Dues Increase: Dues are scheduled to go up \$105/month as of July 1, 2022.
 - i. A \$4,000 shortfall is already projected for the year with that increase.
 - ii. There is asphalt damage in the parking lot, and the reserve study called for sealcoating & patching last year, but we did not have this done.
 1. Milling and repaving is scheduled for this year.
 2. Roof replacements are scheduled for 2026-2028.
 - iii. The association is playing catch up, as reserve funds were not being collected until 2019.

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- iv. J.M.: We should hold course with dues at \$105/month on July 1 and follow up next year.
 - 1. Bernard: To make up the \$4,000 deficit, dues would have to be \$250 more per unit, and we need to get over the hump of roof and asphalt replacement.
 - a. We could not do asphalt this year and push the roofs out, and just patch the areas in the parking lot and push the milling & paving out.
 - 2. Chad: Don't want to raise dues sharply, but we could go from \$105/month to \$110/month. We don't want to throw money on top of money with patching the parking lot. We can get by to do paving/milling next year.
 - 3. J.M. motions to have dues increase to \$110/month as of 7/1/2022, Justin seconds. Motion passes.

5. New Business:

- a. Reserve Study Projects: Parking Lot
 - i. This is scheduled to be done this year.
 - ii. J.M. motions to postpone the parking lot project to 2023, unless it deteriorates. Justin seconds. Motion passes.

6. Member Input: None

7. General comments/questions: None

8. Adjournment: 4:26pm (Chad)

9. Next meeting: 2022 Annual Meeting – 10/10/22 at 6pm