

Minutes of
BHEPOA General Meeting
October 9, 2024

Call to Order- Treasurer Jess Zicker called the meeting to order at 7:30 pm. In attendance was Secretary Jim Mannello, and Director Dianne Zimmerman. Also attending were 4 members of the community. The Agenda:

1. Community Input- Joy Rungo, community member and Welcoming Committee member informed the Board that the entrance sign for Lakeside Dr. has arrived. The committee will make plans to have it installed.

2. Secretary's Report – Jim reported that the minutes for August 14 general board meeting and for the September 7 Executive Board meeting have been approved by the Directors.

3. Treasurers Report – Jess reported that since the last report, the POA has paid out \$12,469, and received \$7383. We have \$81,200 in our checking account, and \$23,547 in our reserve account. The unpaid HOA dues balance is \$22,241. Jess also mentioned that the amount of unpaid dues is steadily declining.

4. Welcoming Committee- Dianne reported that the welcoming committee will meet quarterly instead of monthly to welcome new residents to the community. She also reported that Karen Warner has volunteered to join the committee.

5. Recreation Committee- Jess announced coming events from the Recreation committee: Trunk or Treat on October 20, Family Scavenger Hunt on November 9, Breakfast with Santa on December 14, and an Adults Only Holiday Party on December 21. Details for all these events will be communicated through email and facebook as they become clear.

6. Maintenance- Jim reported that the old picnic tables have been painted (tops, sides, and seats) and the new picnic tables that were purchased this year will be sealed with Thompson's water seal before the winter, to protect them from the weather.

7. Pool Closing- Jess reported the Strand Pool Service will be out on October 21 to close the pool for the winter. The filter will run until that time, but the pool heater will not.

8. Nominating and Budget Committees – Jess reported that both committees have begun their work to prepare a ballot for election of officers, and also to prepare a budget for 2025. She said that there is still time for community members to submit a Letter of Intent if they would like to run for a position on the 2025 Board.

9. New Business-

- Electrical Panel Box – Jim reported that he has received two estimates to replace the old panel with a new one. He is waiting for a third estimate and then the Board will vote to award a contract.
- Bathroom renovations- Jess reported that the Board has been discussing renovations to both the Ladies' room and the Men's room. Estimates will be requested and then the Board will decide on which renovations to proceed with, and award a contract.