

**Balintore Board Meeting
April 27, 2023 6:00 PM
Eastlake Fire Station**

Prepared May 1, 2023 by Jennifer Arata
APPROVED JUNE 22, 2023

Meeting called to order at 6:00 by John Arata

Roll Call

John Arata – President; Jeremy Froehner – Vice President; Jennifer Arata – Treasurer, and Matthew Morgan – Property Manager in attendance. Beth McElveen, Secretary and Rob Reardon, Director were unable to attend.

Quorum present. Jennifer Arata confirmed meeting notice was posted as required.

Approval of Minutes

Jennifer Arata made a motion to approve the February 8, 2023 minutes, 2nd by Jeremy Froehner. Reading waived.

Treasurer's Report

Jennifer Arata stated that as of the March 2023 financials we were generally on track to Budget. As of March 2023 YTD net income is favorable to Budget by approximately \$2,500. Expenses related to conservation area maintenance and potential entrance tree trimming are expected to absorb expense savings later in the year. Reserve contributions are being recorded as budgeted and no costs have been charged to the reserves year to date. The reserves are consistent with the recommendations in the reserve analysis performed in 2022.

Three homeowner's dues for 2023 remain outstanding. Final statutory collection letters will be sent in May to two of the homeowners, the third is outstanding for a partial 2022 amount (3 quarters) and 2023. This third account was assigned to our collection attorney in 2022 and the Board approved the attorney's recommendation to file a lien foreclosure in May 2023 as the originally agreed upon payment plan was immediately defaulted upon by the homeowner and no payments were received. The Board discussed that non-payment by individual homeowners impacts the potential financial support required from all other homeowners. A motion was made by Jennifer Arata to file the lien foreclosure and 2nd by Jeremy Froehner.

Architecture/Grounds Committee

A detailed report was discussed with the Board by the committee chair. Highlights are below.

The Yellowstone contract renewed for 12 additional months as of March 1st, but the allowable 1.5% price increase has not been billed as of April's billing. In past years, Yellowstone has eventually billed the 1.5% price increase. The budget assumed a 5% increase due to inflation factors so expenses for this line item are expected to be under budget in 2023.

Three architectural alteration requests were submitted and approved.

One violation notice was sent for exceeding the number of pets per household allowed per deed restrictions. The owner/landlord responded by providing an assessment allowing an accommodation for Emotional Support Animals. Our attorney reviewed the assessment provided and verified to the Board that no further action can be taken based on the provided assessment.

One ongoing violation was discussed regarding extended on street boat parking. Multiple prior violation notices have been sent with no improvement. The Board agreed action was required to ensure consistent enforcement of deed restrictions. Our attorney will send a demand letter at a nominal cost to address this deed restriction violation,

The Board continues to attempt to address speeding in the community. A community email was sent asking homeowners to adhere to the 15 MPH speed limit and stop sign requirements to ensure the safety of walkers and children in the community. A new speed limit sign was installed in April at the front of the community. Habitual offenders will be sent violations notices for both speed and/or not observing stop signs.

Social Committee

The annual Picnic was held on April 16th and was attended by over 50 residents. It was a great success due to the efforts of Mary, Jadine and Marie. We are very grateful for their time and effort to bring the neighborhood together.

Mary, Jadine and Marie announced they will be retiring from the social committee and we're seeking new volunteers.

ProActive Updates

ProActive was successful reaching a Spectrum representative regarding community Spectrum service. Spectrum went silent for over 4 months. The new Spectrum representative explained that the prior representative/team left the company.

Jennifer Arata spoke to Spectrum representatives Gregg who explained that Spectrum is still interested in working with Balintore and is revisiting our pricing and prior questions based on our review of the Spectrum provided sample agreement. Jennifer proposed a working session in May to include members of the Board, ProActive and Spectrum to provide a detailed update. If this arrangement is determined to be a future potential opportunity, the Board will need to reassess the deed restriction requirements with our attorney.

ProActive contacted Amazon and FedEx regarding speeding in the community. The companies confirmed they track these types of issues and communicate internally to the appropriate teams.

Roster/email updates provided by Jadine have been updated in ProActive files.

Pending Items

Need feedback from Beth on the items below from February meeting. The Board agreed these are not urgent topics.

Beth to get with Jadine to review potential publication of 2023 roster and determine next steps.

The contact@balintore.com link on the website is not actively monitored and seems unnecessary. Beth will work with Jadine to get this link removed.

New Business

None

Owner Comments

None

Next Board Meeting

June 22, 2023 6pm at the Fire Station (location tentative pending Fire Station confirmation of requested reservations).