

12/15/2003

Attending:

Greg
Rob
Kathy
Doug

1. Reviewed and approved minutes from October
2. Bill Hupfer was in attendance and he suggested calling Steve Newgard for any masonry work we might need.
3. Talked about a rec-center on the first 2 lots in BHAA. Bill Hupfer volunteered to look into it.
4. Talked about putting out an updated BHAA directory. Decided to discuss at annual meeting in January
5. Talked about putting Christmas lights on the 2 stucco bridges. It costs \$2000 a side to do so we decided to put off until next year.
6. David informed us that we need a reserve study done every year. Cost is about \$2500 to \$3500.
7. Discussed getting more insurance quotes.
8. Talked about breaking common area maintenance budget items into separate categories for each phase.
9. Kathy suggested putting garland around the lamp posts next year.
10. It was decided that we would use our reserve funds for bridge improvements next year.
11. Bill suggested that we look into getting a new property management bid. Board members are happy with NW right now.
12. Asked David to contact the city about the load of bricks sitting on the street on Beacon Hill.
13. Discussed on how often an audit should be done. Asked David to research the by-laws concerning this.
14. Asked David why postage went up to \$8k
15. Approved putting an auto-fill valve on Imperial island.
16. Decided to put liens on all homeowners delinquent on their dues