

**BFCA Board of Directors Agenda
Jack McLean Community Center
700 Paul Russell Road
Tuesday, October 29, 2024
6:30 P.M.**

Call to Order and Welcome

Old Business

The minutes of the BFCA Board Meeting on Tuesday, September 24, 2024 were approved by Karen & Tracie by email on September 29, 2024 and sent to the webmaster for publication on the BFCA website – www.blairstoneforesthwa.com .

Metronet Access – The Metronet installation project began the week of September 30, 2024.

Nominating Committee Selection – Tracie Priest, Chair, Patti O’Hay, Llona Geiger

Neighborhood Condition Discussion

Pond Path Project – walking path area complete, though unable to walk completely around the pond due to prior pond erosion at one property

Community Cleanup Project – in process with twice-monthly service beginning in October

Street Signs – in process – Signs are finished and will be installed after Hurricane Helene.

Split Rail Fences – in process

Entrance Island repair – completed by Kiwi Construction

Home repairs – Many repairs slowed due to construction and permitting issues

Budget Discussion

Suggestion to prepay towards 2025 assessment now.

Planning for zero-based 2025 budget

2025 Annual Assessment – Looking like \$550/lot

Discussion of possibility of Special Assessment to repair/replace neighborhood infrastructure

Estimates from Spartan Exteriors for each boardwalk area were provided on September 11, 2024.

Observation Deck – \$19,618.20

Bridge to Island -- \$64,992.00

Ramp Entrance to Bridge -- \$21,378.00

Boardwalk built out of code -- \$5,694.52

Gravel & Ramp -- \$5,990.20

Long Boardwalk -- \$190,186.00

TOTAL -- \$307,858.92 plus tree clearing & Orange Ave fence replacement

Resident suggestions ranged from:

Fix everything with a \$2,700/lot special assessment.

Fix the highest priority items with a lower special assessment.

Fix only what is the immediate need due to liability.

Fix nothing. Pay fixed costs only and keep assessments as low as possible for now.

Fix nothing and start saving money with slightly higher assessments until there is enough money to make repairs.

New Business

East Orange Avenue fence maintenance responsibility

Nominations Committee – Instructions for Board Candidates

Overdue Accounts Vote

Budget Vote

Special Assessment Discussion

Treasurer's Report – Mary Brand

ACC Committee Report – Karin Brewster

Lake Report – Midori Okasako

Concerns or Questions by Association Members

Meeting Adjourned

The next scheduled meeting of the Board of Directors will be at 6:30 P.M. on Tuesday, November 26, 2024, at Jack McLean Community Center at 700 Paul Russell Road.