

**BFCA Board of Directors Minutes
Jack McLean Community Center
700 Paul Russell Road
Tuesday, February 4, 2025
6:30 P.M.**

Call to Order and Welcome

Call to Order – 6:30 P.M.

Board Members — Karen Willes, Tracie Priest, Nancy Wood

Residents and Guests Present

Mary Brand, Treasurer

Mario Lopez, Patti O'Hay, Mark Okasako, Virginia Sasser, & Fred Willes

Old Business

The minutes of the BFCA Annual Meeting on Tuesday, January 28, 2025 were approved unanimously by email on Wednesday, January 29, 2025 and were sent to the webmaster for publication on the BFCA website – www.blairstoneforesthoa.com .

New Business

The purpose of this meeting is to elect the Board Officers and the Committee Chairs for 2025.

The Board Officers were voted on together and the vote was unanimous.

President – Karen Willes

Vice President – Tracie Priest

Director – Nancy Wood

Treasurer and Committee Chairs were voted on separately. Each vote was unanimous.

Treasurer – Mary Brand

Architectural Control Committee Chair – Karin Brewster

Fine Review Committee Chair – Mike McCrea

Pond Committee Chair – Midori Okasako

Nominating Committee Chair – Nancy Wood

Grounds Committee -- Inactive

Concerns or Questions by Association Members

Directors are required to meet state requirements for certification as well as completing a four-hour certification course that became a state requirement on July 1, 2024. Each BFCA Director has completed the course and their certification documents are posted on the BFCA website – www.blairstoneforesthoa.com .

Karen Willes gave special recognition to Mary Brand, Treasurer, and Mark & Midori, Pond Managers for their volunteer work for BFCA. If their work had to be hired, it would total to \$20,000 or more, which would add at least \$150/owner to the annual assessment.

Patti O'Hay thanked Karen Willes for working to get BFCA through the problems in 2024, particularly associated with tornado recovery.

Virginia Sasser asked about the possibility of grants available through the Department of Agriculture. It was explained that our eligibility for such financial assistance is lessened because our neighborhood is private.

Patti O'Hay asked about what kinds of projects are planned to clean up the common lands. As plans go forward to continue with cleanup, specific projects could fall into the necessity of a special assessment in the future.

Patti O'Hay and Nancy Wood were approved to be added to the volunteer list that requires a Hold Harmless Agreement and names included in the volunteer insurance document.

Patti O'Hay asked how much annual assessment money was still outstanding. Approximately \$10,000 (19 parcels) of the 2025 Budget (\$72,050) remains unpaid.

Meeting Adjourned at 7:04 PM

The next scheduled meeting of the BFCA Board of Directors will be at 6:30 P.M. on Tuesday, February 25, 2025, at Jack McLean Community Center at 700 Paul Russell Road.