

**BFCA Board of Directors Agenda
Jack McLean Community Center
700 Paul Russell Road
Tuesday, August 26, 2025
6:30 P.M.**

Call to Order and Welcome

Members and Guests Present

Karen Willes, President; Tracie Priest, Vice President; Nancy Wood, Director

Property Manager -- Contact Information

Kayla McKee

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Old Business

The minutes of the BFCA Board Meeting on Tuesday, July 22, 2025 were approved by email on Thursday, July 24, 2025 and were sent to the webmaster for publication on the BFCA website – www.blairstoneforesthwa.com .

Silverwood Pond Path Boardwalk with Vote – A generous donation of over \$16,500 was made to rebuild the walkway beside 1701 Silverwood Drive by Spartan Exteriors. The project was completed on August 4, 2025. It was rebuilt from Silverwood Drive to the Pond Path at 1701 Silverwood Drive

Pond Walkways – There was discussion of possible interest in building a walkway at Brookside Blvd. The Observation Deck was removed by Spartan Exteriors and a resident suggested that more residents might be interested in providing donated funds for other projects. The cost of replacing the Observation Deck or simply building a walkway would range from \$13,000 - \$20,000, depending on the size of the project. To date, there has been no interest by residents in donating additional funds.

Front Entrance – Michelle Chavarro, ACC Chair – The ACC is seeking quotes from contractors for repairing or replacing to upgrade the front entryway planters. To date, Spartan Exteriors and Kiwi Construction are expected to provide proposals.

Landscaping – Michelle Chavarro, ACC Chair – The ACC is in early conversation with Ashley Jordan of Green Acres Landscape Management to assess and add additional landscape maintenance visits to enhance and improve the common land.

Stormwater Management – Nancy Wood, Director – The Stormwater Management Facility Operating Permit is good for 3 years. It was paid this year to cover the renewal period of October 4, 2025 – October 4, 2028.

The maintenance includes documentation for monitoring areas swales and culverts, swamps and ditches, and the pond/sand filter.

Infrastructure Management – Nancy Wood, Director – Maintenance is required for landscaping, pond, fencing, boardwalks, entrance island, signage, & streets.

Budget Planning Discussion

Replace & rebuild reserves paid out due to tornado damage

Increase landscaping budget to include additional during growing season

(May – August)

Fund Front Entrance refurbishment

Fund Culvert Cleanup at 1700-1701 Silverwood Drive

Fund repair and staining of small bridge and short boardwalk at 1721 Silverwood Drive

Set up 5-year maintenance calendar for future boards to follow

Return carry forward budget funds to reserves. Do not use them to lower assessments in future budgets.

New Business

Small Bridge/Short Boardwalk Donations for Maintenance approved by ACC

Small Bridge/Boardwalks maintenance progress

Vote to Accept Donations to fund Brookside Blvd Walkway

Covenant Violations Vote

Budget Discussion

Treasurer's Report – Mary Brand

Architectural Control Committee Report – Michelle Torres

Pond Report – Midori Okasako

Concerns or Questions by Association Members

The next scheduled meeting of the BFCA Board of Directors is planned for 6:30 P.M. on Tuesday, September 30, 2025, at Jack McLean Community Center at 700 Paul Russell Road.

Meeting Adjourned