



**BLUE JORDAN FOREST OWNERS' ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**Sep 14, 2016**

**1. Call to Order:**

**Director Cutts** called the meeting to order at 6:30 p.m. at Jim Gorman's Barn – 2918 Indian Pipes Trail.

**2. Roll Call:**

A quorum was present with the following Directors in attendance:

1. Glenn Cutts
2. Bert Kleckner
3. Carole Scroggins
4. Edwardo Torres

**3. Attendance:**

Total residents attended was 19

**4. Approval of Minutes:**

The Board of Director's received an electronic draft copy prior to the meeting. A motion was made by Director Scroggins to accept the minutes as received. Director Kleckner seconded the motion. All of the Directors present voted unanimously.

**5. Monthly Financial Report / Treasurer's Report: Director Scroggins:**

Deposits for August were \$3,083.62. Expenses were \$8,651.44, with a balance of \$12,031.61 as of August 31, 2016. As of September 1-14, 2016 deposits were \$1,600. Expenses were \$3,395.10 leaving a balance of \$10,236.51.

**Reserve Account:** The Reserve Account as of September 14, 2016 is \$55,596.78, until the next quarterly deposit. Director Kleckner made a motion to accept the Financial Report as presented. Director Torres seconded the motion. All of the Directors present voted unanimously

**SNAP Collections:** Director Scroggins stated that we have 2 or 3 more properties paid off. Start reviewing any new past due accounts.

**6. Presidents Report: Glenn Cutts**

- V.P. Cutts introduced BJF new board member Edwardo Torres,
- He also announced that a director's position was open. Dianna Gross and Carol Ayres offered to submit a resume to the Board for their review.
- Gates on Sand Pine and R.E.Byrd Rd. needed repair on several occasion

- Roads are in desperate need of attention. V.P. Cutts offered to use his personal grader at no cost to BJJ. A discussion took place stating the need for multiple loads of shell rock necessary to build up the road base. Crowning of the roads can only be accomplished by using a grader
- Refuse site is in relative good shape.

#### **7. Officers Report:**

- Ways and Means: V.P. Cutts, nothing to report
- Bylaws: Director Kleckner, nothing to report
- Website: Director Kleckner, currently becoming familiar with the website
- Community Involvement: Director Kleckner, anyone aware of new residents to BJJ notify Mandy, Crystal or Bert so we can welcome them to our community
- Volunteers: Director Kleckner, the total volunteer hours this year are 973 hours

#### **8 Community Chair Reports:**

- Building Committee: Don Laycock: Hobson has about 2 hours of work left, then we need an as built survey. County inspection for of site work and a sign off for the building.
- Architectural and landscape: Don Laycock: reported that the owners of Lot 177 at 2860 Indian Pipes Trl. Are Ed & Jean Speir. They have met with the building committee and have approval to build on their lot. A new custom build modular home being built. Permits are in process.

Possible buyers for Lot 166 have contacted the building committee for information on BJJ rules and regulations.

The new owner Paul Guasto of lot 156 on 2478 Sand Pine contacted the building committee to ask if he could put shell rock on his driveway so he could access his property. We approved but stated if a culvert pipe had to be installed we must approve it before installing. No building at this time.

There are new owners for:

- Lot 37, Scrub jay Trl.
- Lot 49, Meadowlark Trl.
- Lot 64 Sunny & Connie McCoy, 1610 Scrub Jay Trl.
- Lot 66, Scrub Jay Trl.
- Lot 57, Scrub Jay Trl.

- Firewise committee: Don Laycock: No later than Nov 15, 2016 please submit your hours to Don reporting the work done on your property.  
ie: clearing brush and trees, clean gutters. We need a list of work completed to keep BJJ an active member.

**9. Old Business:**

- Deed restrictions: Pending until next meeting.
- Fining: Pending until next meeting.
- Meeting Room: Pending until next meeting.
- Roads: Pending until next meeting.
- Refuse: Pending until next meeting.
- Gate: Pending until next meeting.

**10. New Business:**

Director Kleckner discussed the need for the annual dues to be increased. He announced the material cost of shell rock for 1 mile of road, 4 in. thick, 18 ft. wide would cost the home owners approx. \$67,976 (material only). His recommendation is a \$10 per month increase.

**11. Open Forum:**

- Joy Wheeler reported the light on Old Grove at the gate is out, Glenn Cutts will investigate
- Don Laycock recommended that the board set up a policy regarding PODS.
- Any BJF home owner needing black dirt (back of compactor) may use it on there property. No dirt can leave BJF.
- A large construction dumpster will be brought in as soon as possible.

**12. Meeting Adjourned:**

Director Cutts closed the meeting at 7:17 p.m.

**13. Executive Session**

Discussed pending legal issues, and preparing for 2017 BJF budget

**14. Next Meeting**

The next meeting will be on October 12, 2016 at Jim Gormans Barn – 2918 Indian Pipes Trail at 6:30

**SECRETARY’S CERTIFICATE**

I hereby certify that the foregoing is a true and correct copy of the minutes of the Board of Director’s Meeting held on September 14, 2016.

Bert Kleckner

Date: September 19, 2016

Secretary (Authorized Electronic Signature)

I hereby certify that the foregoing minutes were approved by the Board of Director’s at the October 12, 2016 Board of Directors Meeting.

\_\_\_\_\_  
Secretary

Date: \_\_\_\_\_