



**BLUE JORDAN FOREST OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
November 14, 2018**

**1. Call to Order:**

**President Cutts** called the meeting to order at 6:30 p.m. BJFOA barn @ 2706 R.E. Byrd Road.

**2. Roll Call:**

A quorum was present with the following Directors in attendance:

1. Glenn Cutts
2. Carole Scroggins
3. Edward Torres - Absent
4. Dianna Gross
5. Maurice Formaz

**3. ATTENDANCE:**

Total residents attended was 14

**4. Approval of Minutes:**

The Board of Directors received an electronic draft copy of October 10, 2018 prior to the meeting. A motion was made by Director Scroggins to accept the minutes as received by email. Director Formaz second the motion. All of the Directors present voted unanimously.

**5. MONTHLY FINANCIAL REPORT / TREASURER'S REPORT: DIRECTOR SCROGGINS:**

Director Scroggins gave the Monthly Financial Report from October 31<sup>st</sup>, 2018 Balance was \$57,773.21

Deposits as of November 14th, 2018	\$ 1,255.00
Expenses as of November 14 <sup>th</sup> , 2018	\$ 4,086.66

November 14<sup>th</sup>, 2018 Balance was \$ 54,941.55

**Reserve Account:** The Reserve Account deposit on November 14, 2018 was \$ 2,000.00  
Balance as of November 14<sup>th</sup>, 2018 is \$66,842.70

Director Gross made the motion to accept the Financial Report as presented. Director Formaz made the second motion. All of the Directors present voted unanimously.

Director Gross made the motion to accept the Budget for year 2019. Director Formaz seconds the motion.

**SNAP Collection** – Director Scroggins reported there were two payoffs on old accounts.

**6. President Report: Glenn Cutts** ---- Roads – No rain so no grading can be done.

Refuse – All looks good at times other times not so good. There has been a report of people bringing trash out to refuse site to use the compactor at their own convenient that don't live inside the community. The rule is that if you have a home inside the community then you are generating trash and are able to use the refuse site. A person may own a piece of property out here but doesn't have a home inside the community means you don't have that right to drive out here to get rid of your trash.

Because our tractor was in the shop President Cutts brought his machine to Refuse site to clean up the mess with the open container that was running over. Refuse people wouldn't move it because it was over filled. Cutts took overage out and put in another container so it could be pulled. One person was caught over filling the container even though it was already way over full, and no one reported it even though several people saw him do it. When Director Torres reviewed the cameras that is when it got reported. President Cutts said when you see this kind of thing happening please we have to say something to them. For the people that don't live in the community and come in to the Refuse site to use our dumpsters should know they could be charged with Theft of Services. When this happens the Sheriff's office should be called to report it.

The Board of Directors were hoping to be able to leave an open container here at all times and homeowners that live here would be able to get rid of items as they needed to but the open container is being abused by outsiders coming in and illegally dumping and even by some of the members that live here in BJJ. The containers weren't brought in to our community to be used for individual's remodeling purposes. If you are having a remodeling project it is and always has been your responsibility to get your own dumpster and you pay for it. It is not the BJJ Homeowner's Association's responsibility to have to pay that extra cost. Director Scroggins said also the open container has a mark on outside of container and that means you can't go above that line but people don't care and throw items in there anyway and then it causes more problems to get it dumped. A dumpster of the size that has been out here can cost anywhere from \$500.00 to \$1000.00 for the cost of having the container hauled out here and then because of the weight in the containers. With all that said, the Board of Directors may go back to only putting open container out here once ever quarter for only a week or weekend. When the decision is made it will be posted on BJJ website.

**7. Officers Report:**

-- Ways and Means: Nothing to report.

-- By-laws: Nothing to report.

-- Website: Ian Pardoe reported website has been pretty quiet.

-- Volunteers: Director Torres put a volunteer work sheet on the podium for anyone that has done any volunteer work. Please list all Volunteer hours or Contact Director Torres.

**8. Community Chair Reports:**

-- Architectural and Landscape: Don Laycock had reported a new member that was at meeting Mr. & Mrs. Jim Posey that owns Lot # 255 on RE Byrd will be building. There will be a Mr. & Mrs. Smith that will be building a home on Lot # 89 & 90 on Sand Pine.

-- Firewise Committee: Don Laycock reported he has done all paperwork for certification for the Firewise. Firewise came up with \$10,359.00 worth of work that Don had reported to them. Forestry has already called and Don will meet up with them to do assessments on about eight homes out here and that will get us through this year. Next year Forestry will be coming in to do full assessments on roads, signs, exits, etc. And then they will come by to talk to Don.

-- Gates: Not working correctly at Old Grove Road and someone took one arm off that wasn't working right and threw it off to side of road. Don Laycock said he would check it out.

-- Security: Director Torres checked security cameras are in working order. Capo still hasn't gotten with Don Laycock about going wireless so there will be more people assigned for help with checking cameras at Refuse site.

**9. Old Business:** We need committee chairs for:

-- Deed restrictions: Pending until next meeting.

-- Fining: Pending until next meeting.

-- **10. New Business:** Carol Ayres will be the Nominee Chairman. Director Scroggins reported that anyone that wants to run to be on The Board of Directors has to have their resumes' turned into Carol Ayres before December 12<sup>th</sup>, 2018 meeting. Everything will be posted on website of what you will need to do.

-- **11. Open Forum:** Don Laycock reported that there were four families that had come and participated to the first Blue Jordan Community yard sale. He said they had maybe about 150 or more people that came out and he felt that it could be something we as a community would like to do annually around the same time every year which would be the last Saturday of October every year.

The question was brought up about people that live on Blue Jordan Road if they were part of the HOA here in Blue Jordan Forest. The answer is NO! They do not have the rights to come into our community to use the Refuse site. They have to live in a home inside Blue Jordan Forest to generate house hold trash and they don't. As it was reported at the Presidents Report you have to have a home inside Blue Jordan Forest to be able to use the Refuse Site.

The questions were brought up again by new members that had come to meeting being concerned about the four wheelers situation. Kids driving too fast, being on home owners property they aren't supposed to be on, having to many people riding on one four wheeler, no safety equipment on while driving, no flags with property number on the flag and under age drivers all brought up again because we are still having this problem. It was said that if the parents aren't going to help with their kids, then we that see the wrong doing should try and get pictures and call the Sheriff's office. This could help prove to the Sherriff and to the parents their child is doing wrong. If you do know the parents and feel as though you might be able to talk to the parents without getting chewed out that is always the better approach but if you can't call the Sheriff's Office. Maybe if we call the Sheriff's Office enough we might get something done.

A new member spoke about how she loves living out here because her kids and grandkids do have some place to be able to ride their ATV's, but she also makes sure that they obey the rules and if someone sees them not going by the rules she wants to be notified and she will take care of the problem. President Cutts agreed with her statement and how that is the way everyone feel because if something bad happens out here and someone gets badly injured or worse, that every member out here can be held accountable. The bottom line is if you see rules being broke or mischief things going on don't call a board member pick the phone up and call the Sherriff. That number would be (863) 268-0062.

**-- 12. Next Meeting:**

-- Meeting will be December 12, 2018 at 6:30 pm. Location is 2706 R. E. Byrd Road, at the **BJF MAINTANCE BARN LOCATED BEHIND THE REFUSE LOCATION.**

**13. Meeting adjourned:**

--President Cutts closed meeting 7:30 pm.

**Secretary Certificate**

I hereby certify that the following is true and correct copy of the minutes of the Board of Director's Meeting held on November 14, 2018

Dianna L Gross

Date: November 30, 2018

Secretary