Board Meeting Minutes: BKSCC

March 15th 2026

Hosted in Person: 12 owners present.

Board Members Present: President – Jacinda Boone, Vice President – Open Seat

Treasurer – Barb Mathewson, Secretary – Kevin Feather, Member at Large – Georgia Lythgoe

Call to order at 3:00pm

1. Treasurer Report: The finances were distributed to all present at the meeting. Joe Matiko questioned how the report is conveyed by the Treasurer to members in attendance. He questioned the legitimacy of the report if the treasurer can't explain the finances. The concern was heard and will be remedied by next board meeting.
2. Board Minutes: Approval of board meeting minutes from February 9th, 2026, were bypassed by Jacinda Boone. Not approved. The board will discuss it at the next board meeting.
3. BKA Update: Kevin explained there was a grant approved for the engineer on the overland road project to begin road studies and design.
   Dumpster Farm project was discussed by Sam Wiley. It is in progress but still is in discussion under BKA.
4. Website: The website management partner involvement is now concluding on June 30th, 2026. Phase 1 is exploring options for a new site. This may include group discussions, events, finances, archives and board meeting minutes. The issue is the site had been run by an individual and that individual is no longer maintaining the site. It was discussed to use a managing partner to run the site, so we don't have this issue in the future.
5. Pet Policy: Due to a few issues with dogs off leash and a dog bite incident on our property, there is an importance to update the rules. This will be discussed and decided on at a future board meeting. Please, remember to keep pets on a leash while on the property.
6. Insulation Project: A power point presentation was presented to discuss the issues with the crawlspace insulation under the first floor. The main issue is pipes freezing during the winter months. Due to time, the presentation was not complete. Further discussion is needed.
7. FMB Laundry: s The service costs have and will be increased from $1.50 to $3.00 per cycle.

8. Insurance: The HOA insurance policy premium has been renewed at a lower premium. Premium for renewal is $58,101.77. This is $1,368.23 cheaper than last year’s premium.
9. Hot Tub: Concerns over the cost of repair vs usage of our hot tub were discussed. Steve Zee voiced his concerns about the cost of repairs. He suggest closing it due to costs. Joe Matiko voiced his concerns with the amenity and would like to keep it open. Kevin Feather discussed how the board did their due diligence for both concerns in one instance. He relayed that the board did get quotes for a new heater with a warranty and was installed by a certified company. This may have been costly up front but shouldn’t nickel and dime the HOA on this matter because of said warranty. Also, by getting a certified company on the heater matter it is more likely to improve repair response time for the heater issue.
   There are other issues the board needs to discuss about the hot tub as they come to light. However, the hot tub is currently open.
10. Board Seat: There is an open board seat. Jacinda nominated Joe Matiko. The nomination did not pass the board vote. (2) yes vs (2) no
11. Meeting adjourned