

Board Meeting Minutes: BKSCC

May 4th, 2026

Hosted: Microsoft Teams

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

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

1. Call to Order
2. Discussion of February and March board meeting minutes. All approved (vote 4-0) after edits completed.
3. Treasurer Report: Discussed in length about current fixed assets on the HOA balance sheet not being updated for years based on depreciation. Barb is going to evaluate the balance sheet after researching current actual fixed assets. The minutes were tabled until next board meeting.
4. BKA Update: Kevin reported that a grant for Overland Drive of \$95,000 was approved. This will be used to have an engineer do a study for the road and how the project should proceed.
5. Insulation under the first Floors: Currently no progress on project.
6. Emergency Lighting: Replacement of current emergency light due to broken units. Discussed testing the lights to determine which should be replaced. Should they be hardwired or battery powered? The lighting issue will be discussed further after testing and more research.
7. Walkways: Due to the current issues of the project, it was agreed upon to have an in-person meeting with the contractor. The major issue is that the kick plates were not letting water run-off.
8. Open Meeting: There was a discussion about the March 15th open meeting. Though most agreed it went off the rails at different points, Kevin and Barb believed it was productive. It gave the opportunity for owners and board members to discuss issues and future projects.
9. Website: It was decided (vote 4-0) to have Steve Zeligman help with the creation of a new website for improvement of HOA Communications, Minutes and Financials.
10. (Old Business) Pet Policy: Due to issues with pets, it was discussed to create a pet policy. It was agreed upon to produce rules to follow. It was table until a future board meeting while board members develop the policy.

11. (Old Business) Barn Swallows: Due to the barn swallows nesting in walkway areas, managing these areas for current and future potential issues is necessary to protect new carpet and keeping areas clean.
12. (New Business) Plumbing: Leaks are happening at connectors. Unit connectors should be replaced, however not mandatory at this time. It is suggested to replace connectors, to help with claims and protecting neighboring units. Also, Liability responsibility between owners and the HOA are unclear at the Main Meter. This will be determined soon.

Note: It was suggested that we have community events, informal meetings (Q&A with the board for owners) and community workdays throughout the year to get owners involved. This was not agreed upon.