

BKSCC Board Minutes

Thursday 10/02/2025

Time 7:00 pm

Video Meeting

Board Members Present

President Elect: Judy Ciampa

VP Elect: Jacinda Boone

Secretary Elect: Kevin Feather

Treasurer Elect: Barbara Mathewson

Member at Large Elect: Georgia Lythgoe

- **Call to Order:** Jacinda Boone, Past President
- **Election of Board Member Positions:**
 - Motion for election of positions
 - Ballot: President: Judy Ciampa
VP: Jacinda Boone
Secretary: Kevin Feather
Treasurer: Barbara Mathewson
Member at Large: Georgia Lythgoe
 - Vote was unanimous 5-0 to except ballot, passed.
- **Approval of Minutes from the Annual Homeowners Meeting:** Vote was unanimous 5-0 to except minutes, passed.
- **BKSCC website:** The board will research new options to update or create a better website. This is for the purpose of making it easier to upload board minutes, financials and owner communications.
- **Sharing of Key Cards:** Warning and/or Fine will be levied.
- **Security:** During annual homeowners' meeting it was brought to our attention there could be a need for additional security. Currently Phase 1 pays for security to check Phase 1 hot tub and a portion for Phase 2 pool house to be closed at night. However, due to concerns, consideration to employ and share costs with current security services employed may be attainable, along with more security cameras. A community watch committee was suggested too. **Tabled for further discussion at the next board meeting.**

- **Vents:** Crawl space vents under the first-floor units will be closed for the winter. This helps with potential issues of freezing pipes.
- **Quest Plumbing:** Potential issues with Quest pipes have been occurring. These pipes are original construction to the condos. The fittings along with piping are creating leaks. We suggest owners upgrade this system to reduce chance of issues.
- **Insulation:** Crawl space insulation under first-floor units is a project being considered. It is understood years of deterioration due to many factors have destroyed the original insulation.
- **Architectural Inspections:** Considering inspections and analysis for future projects. This could help mitigate potential issues associated with costs.
- **Trash:** The potholes in driveway to and from the dumpsters will be attended to before winter.
- **Open Board Meetings:** The board is considering having open meetings for the owners throughout the term. How to set an agenda and structure is being discussed.
- **Hot Tub:** New Heater has been ordered and should be in operation soon.
- **Signage:** Potential for new signage around our collective areas. This could include replacing building label signs. (i.e. Bunny Hop, Expressway, etc.)