

**WOODS OF BLAIR HILL HOMEOWNERS  
ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING**

July 22, 2020  
Via Zoom 7:30PM

		<b>DIRECTORS PRESENT:</b>	<b>MANAGEMENT</b>
Matt Brownbridge	Arthur Marsh		N/A
Jon Thompson	Darlene Zeitler		

**I. CALL TO ORDER**

Jon made a motion to bring the meeting to order at 7:39 pm. The motion was seconded by Darlene and agreed upon by all Board Members.

**II. ESTABLISH QUORUM**

Quorum was achieved

**IV. BUSINESS DISCUSSION**

- The Board discussed accessory buildings as outlined in Section 8 of the Woods of Blair Hills covenants. After much discussion regarding foundation (slab or not concrete slab, resting on foundation with brick underpinning, heavy duty lattice, etc.) to ensure building was not temporary (as outlined in Section 6). Also discussed was outside material (wood versus cement lap siding) and roofing (shingle vs tin roofs) to comply with Section 8.

The Board mutually agreed that to comply with both of these covenants the homeowner must demonstrate on the ARC to the Board or ARC Committee that the building is:

1. Permanent affixed to the ground (not to be temporary).
2. The finished and painted outside material.
3. Architectural Shingles

**V. ACTION ITEMS**

1. None for this meeting.

**VI. ADJOURNMENT**

Matt moved to adjourn; Arthur seconded the motion and unanimously passed. The meeting was adjourned approximately 8:30 pm.

*Submitted by:* Jon Thompson

Approved: \_\_\_\_\_

A handwritten signature in blue ink, appearing to be 'J. Thompson', is written over a horizontal line.

**WOODS OF BLAIR HILL HOMEOWNERS  
ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING**

June 23, 2020  
628 Rockbank Loop 6:30PM

	<b>DIRECTORS PRESENT:</b>		<b>MANAGEMENT</b>
Matt Brownbridge	Arthur Marsh	Rolando Prado	N/A
Jon Thompson	Darlene Zeitler		

**I. CALL TO ORDER**

Arthur made a motion to bring the meeting to order at 7:20 pm. The motion was seconded by Rolando Prado and agreed upon by all Board Members.

**II. ESTABLISH QUORUM**

Quorum was achieved

**IV. BUSINESS DISCUSSION**

- The Board discussed the new yard waste recycle bins and the impact to the neighborhood in that some neighbors built coverings to hold only two receptacles. The Board would handle on case by case basis.
- The Board discussed the annual meeting. Possible suggestions were outside in the common area (for spacing) or hold via video conference (i.e. Zoom). Pindell-Wilson would be contacted for suggestions & availability.
- The Board briefly discussed the status of the 204 Blair Hills delinquency & the upkeep of the property. Since last meeting Pindell-Wilson has contacted attorney and property is heading back to foreclosure again.
- The Board also briefly discussed the common area grass to be cut more often and the beautification trees lining the sidewalk would need to be trimmed.
- The Board discussed various back yards & common areas unkept and the Board would obtain pictures to send to Pindell-Wilson to contact homeowners.
- The Board briefly discussed an ARC procedural process change for internal notification. There was no change or impact to the homeowner process.

**V. ACTION ITEMS**

1. Follow up with Pindell-Wilson with pictures of various properties in need of maintenance & on annual meeting.
2. Matt to inquire with landscaper on common area grass maintenance, street area in front of 204 Blair Hills and tree trimming along the sidewalk.
3. Rolando to follow up with electrician on changing one LED light fixture that is dim and obtain estimate on putting two LED lights to highlight the two front trees.
4. Annual Meeting date suggested to be August 5, 2020 at 7:30.
5. Matt to follow up with Daniel with cleaning up the street in front of 204 Blair Hills.

**VI. ADJOURNMENT**

Arthur Marsh moved to adjourn; Jon Thompson seconded the motion and unanimously passed. The meeting was adjourned approximately 8:34 pm.

*Submitted by:* Jon Thompson

Approved: \_\_\_\_\_



# WOODS OF BLAIR HILL HOMEOWNERS ASSOCIATION, INC BOARD OF DIRECTORS MEETING

March 18, 2020  
628 Rockbank Loop 6:30PM

DIRECTORS PRESENT:			MANAGEMENT
Matt Brownbridge	Arthur Marsh	Rolando Prado	N/A
Jon Thompson	Darlene Zeitler		

**I. CALL TO ORDER**

Arthur made a motion to bring the meeting to order at 6:41 pm. The motion was seconded by Jon Thompson and agreed upon by all Board Members.

**II. ESTABLISH QUORUM**

Quorum was achieved

**IV. BUSINESS DISCUSSION**

- The Board discussed the light installation at the sign & installing meter base. Sign is to be lit with two LED lights and HOA to pay installation and monthly electrical bill.
- The Board discussed the possibility of installing another light pole at end of the entrance by Lake Glad Road.
- The Board discussed the ARC request of a vegetable garden that would be on the side but in the front yard. After much discussion it was determined that gardens were a backyard item in keeping with the overall visual appearance of the neighborhood.
- The Board discussed the action pending a letter for the survey of the common area/right of way access encroachment.
- The Board briefly discussed the status of the 204 Blair Hills delinquency & the upkeep of the property. Pindell-Wilson is to be contacted again.
- The Board also briefly discussed the annual meeting and elections due to pandemic restrictions. The Board to contact Pindell-Wilson to postpone the annual meeting until an appropriate time.

- The annual yard sale was discussed and due to pandemic, it was decided to delay until appropriate time.

**V. ACTION ITEMS**

1. Follow up with Pindell-Wilson 204 Blair Hills property update and potentially fining for not keeping property maintained.
2. Inquire with electrician & Pindell-Wilson about putting power at sign for lights.
3. Boarding meeting on 6/23/20 at 629 Rockbank Loop.

**VI. ADJOURNMENT**

Arthur Marsh moved to adjourn; Jon Thompson seconded the motion and unanimously passed. The meeting was adjourned approximately 7:42 pm.

*Submitted by:* Jon Thompson

Approved: \_\_\_\_\_

