

Black Rock Estates Board of Directors
Annual Meeting 3/28/2018 - 6:30PM
Meeting @ Beaver Creek Country Club

Members:	<u>Present</u>
Andrew Hoffman	<u> X </u>
Dave Manganaro	<u> X </u>
Dave Kirkman	<u> X </u>
Ken Archer	<u> X </u>
Ed Strawther	<u> X </u>

11 homeowners registered at the meeting and 4 homeowners mailed in proxies.

A quorum was declared.

The meeting was called to order by Dave Kirkman, President.

An update on HOA activity since the past annual meeting was presented. Highlighted was the refurbishment of the Ayoub entrance monuments.

Dave Manganaro, Treasurer presented the 2017 financial report. At 12/31/2016 there was \$77,480.63 in the HOA's checking accounts. It was noted that the HOA had \$114,068.33 in revenues in 2016 and spent \$6,009.39. It was noted that 112 of the 150 property owners had paid their 2018 dues.

The proposed entrance sign for the Sasha intersection was discussed. It was reported that the County had issued an easement agreement that needed to be reviewed by HOA's council, a quote was received on running electricity to the site, and the contractor who moved the flag poles at the Ayoub entrance was interested in constructing the monument.

There was a discussion of the street lights. Based on information from an electrical contractor running wire from the nearest transformer to each intersection would be prohibitively expensive. Alternatives were to use solar powered lights or to work with individual homeowners who wanted street lighting. At last year's meeting several residents were opposed to having street lights in the development while this year those in attendance favored lighting. It will be necessary to establish a consensus before proceeding with this project.

Erin Kirkman and Karen Manganaro presented a calendar of proposed community social events. Dates for the yard/garage sale (May 18-19), and the community picnic (September 7) were announced. Other activities were to be developed. These included a pool party, Movie Night, Trick or Treat, Holiday decorating contest, and a corn hole tournament.

The existing Board Members were re-elected to serve until the next annual meeting by unanimous consent.

The meeting was adjourned.

Andrew Hoffman, Secretary