

Black Rock Estates Board of Directors  
Meeting 4/3/2019 – 6:30PM  
Annual Meeting @ Beaver Creek County Club

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

16 homeowners were present and signed in (including the Board members present)

A quorum was declared.

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

Dave Kirkman delivered the financial report for 2018. He acknowledged Dave Manganaro's resignation after 10 years as the HOA Treasurer and thanked Dave and Karen for their service. Income for 2018 totaled \$14,749.03 with expenses of \$9,132.23 generating a gain of \$5,616.80. 133 of 151 lot owners had paid their dues. At year end the HOA had account balances and net assets of \$79,097.43. Subsequent to year end funds were allocated between the checking account, the money market account and a certificate of deposit to increase the return on the HOA's funds. It was announced that the HOA had hired a book keeper to post the transactions to a Quickbooks accounting system. This was done to formalize the accounting records and provide continuity to the HOA's financial records.

Ed Strawther presented the operating procedures for HOA transactions and correspondence that are being implementing. This included mail handling, deposit posting procedures, a two signatures requirement on checking disbursements and monthly board meetings

Andy Hoffman provided an update on the proposed entrance sign/monument on Sasha Blvd. It was noted that we had received a general quote from Leroy Myers and were expecting two additional quotes. If we received a quote at a reasonable price the project would move forward.

It was announced that the Community Yard sale would be held June 21 and 22. Other potential events were suggested with a request for volunteers to work on these proposals.

An update on the 7 lot development on the adjacent PUD and the conveyance of a PUD lot to Dr. Tariq was provided by Andy Hoffman.

Nominations for the Board were solicited and there being no new nominations the existing Board agreed to stand for re-election. The question was called and the 4 existing Board members were elected unanimously.

It was noted that the Architectural Review Committee was down to 3 members and the additional volunteers would be welcome. An explanation of the role of the ARC was provided but there were no volunteers.

Dave Manganaro asked if others were having water pressure issues. There was a discussion of the adequacy of pressure and flow volume in the subdivision. It was agreed to follow-up with the City of Hagerstown on this issue as there was a consensus that water pressure and flow were less that they should be.

The meeting was adjourned.

  
Andrew Hoffman, Secretary