

Blue Heron Pointe Condominium Association

Board Meeting

May19, 2022

6:30pm

Zoom

**Board members present via call/virtual:**

Joe Zimmer

Chuck Gaidica

Don Johnson

Carol Bernardo

**Metro Management staff present via call/virtual:**

Rena Bragg

Jennifer Krause

**President Joe Zimmer called the meeting to order at 6:32pm**

**1. Approval of BHP minutes from previous month**

Motion, seconded and unanimously approved

**2. Administrative issue-** Financial report; JC & Don discussed income statement and how mailbox toppers and associated mailbox painting should be charged to capital reserves.

**3. Administrative issue- No known sales**

**4. Administrative issue- Serwatowski deck**

**5. Administrative issue- Color of Trex: Tiki Torch Transcend**

Hold off on approval based on Trex color choices. Questions discussed regarding new code for 6"x6" supports to be placed against the condo when deck is remodeled. JC will ask the vendor for color choice(s) and get clarity on support issue.

**Informational/Maintenance** - Gazebo; three companies have talked to JC regarding the gazebo and associated deck. Further board & management discussion on deck, material choice and approach to construction.

**Informational/Maintenance-** Gazebo roofing settlement needs to be signed by Joe Zimmer. Management attorney wrote the agreement. The \$10,500 settlement should go into the capital reserve fund according to Don.

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**Informational/Maintenance-** discussion on gazebo and deck. Settlement and agreement reached for \$10,500 for faulty gazebo roofing. Joe Zimmer said he will fix bad shingles if gazebo tear down is not imminent.

**Informational/Maintenance-** Paint color choice tests can be made by painting parts of the Zimmers condo.

**Informational/Maintenance-**discussion centered around which buildings

will be painted in the fall of 2022. Suggested buildings 9, 10,11,12 & 13.  
Informational/Maintenance-Need to buy two colors of paint for tests on Zimmer condo.

**Informational/Maintenance-** concrete company needs to provide bid and plan for new mailbox pads.

**Informational/Maintenance-** Don Johnson asked about what he does to his lawn and graden beds in addition to mowing his own lawn. He uses Preen in the beds and adds one fertilization to the yearly plan.

**Informational/Maintenance-** elevated walkway discussion. It was suggested that a structural inspection should take place.

**In progress/Action-** concrete replacement for about 1-dozen drives is moving forward by Mac Demo. Further discussion with Mac Demo owner Mike ongoing.

**Informational/Maintenance-** discussion and decision that poly blades should be purchased for snow removal.

**In progress/Action** -Barragan Concrete (the last concrete company) is coming out for warranty work.

**Informational/Maintenance-** discussion regarding raod sealant/coating.  
**Bids to be acquired by JC>**

**Informational/Maintenance-** discussion regarding tree bids; perhaps an aborist should be used. Companies chosen include Property Network and Mountain Top.

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**Informational/Maintenance-** lake fountains update; fountain was sent out for work. Lights on west cove fountain were reset.

**In progress/Action** -RLS is performing a water survey.

**Informational/Maintenance-** discussion regarding bringing in more sand for beaches, especially those affected by erosion.

**Informational/Maintenance-** Restore A Deck broken a sprinkler main line while installing a deck. JC will contact the company regarding payment for repairs.

**Informational/Maintenance-** discussion of building services.

**Information discussion-**Reserve study and more at the June 7 meeting. JC; a review of the June 7 findings to be discussed at June 16 meeting. Get prepared for June 7 meeting.

**Informational discussion-** colors of flowers at entryways will be decided through board discussion outside of meeting.

**Informational discussion-** discussion regarding the use of a street cleaner at least once in the season. JC asked for approval up to \$750 for the service.

**Meeting adjourned at 8:50pm.**