

# **June BPCA Board Meeting Agenda**

**June 18<sup>th</sup>, 2025, Wednesday @6:00pm in the BP Clubhouse**

- 1. Call to Order –**
- 2. Confirm we have a quorum – Ben Carey**
- 3. Roll Call** by the Secretary to record in the minutes – Ben Carey
  - Brian Rushe – Director and President
  - Ben Carey – Director and Secretary/Treasurer
  - Joe Gamboa – Director and Vice President
- 4. May Minutes:** Approval and/or waive meeting minutes – Ben
- 5. Presidents Message – Brian Rushe**
- 6. Officer/Management Committee reports:**
- 7. Management reports:**
  - a. Finance report – Robert Kelly
    - i. Operating account funds cash
    - ii. Reserves Cash
    - iii. Delinquent accounts cash
    - iv. Special assessment units in collection and amounts due
    - v. Lien/collection - status of units
- 8. Projects: – Robert Kelly**
  - a. Update on financial audit
  - b. Update on stairs
- 9. Committee reports:**
  - a. **Compliance and Enhancement report**
    - i. Update on existing reported issues
    - ii. When will the next walk-through be conducted?
    - iii. Light on the side of building 2 is still broken
    - iv. Water still spills from gutters over unit 207 and 203
    - v. Hole in vent cover above the shop
    - vi. Bird nesting in vent on Building 2 on right side
    - vii. Construction Debris in front of building 5
  - b. **Secretary report – Ben**
  - c. **Treasury Report – Ben**
- 10. Old Business:**
  - a. Tree trimming update
    - i. Removal of dead pine tree between building 3 and 4
    - ii. Trimming of Hedge behind building 1 and 3

iii. Can we cut down another tree this year?

b. Update on website management

**11.New Business**

a. Fountain timer doesn't work. Fountain runs 24/7

b. Employees from the care facility are coming onto to the property to smoke again. Is there another way to get them to stop? Sending letters doesn't seem to be enough of a deterrent

c. Clubhouse rental policy still says trial. Should be finalized

**12.Open forum**, limit to three minutes

**13.Remarks, announcements, and other business.**

**14.Adjourn – needs a motion.**

**15.Executive Session** (Board members and Management only) Session reserved for as needed only)