

3/7/26 BMAO Board Meeting Minutes

HOA Board Meeting Minutes

Attendees: Anthony Molinaro, Barry, Jennifer Long, Kate Wittenbrook-Home, Miriam Davis, Sadie Teal, Brian Frohardt

1. Financial/Dues Report

- **Status:** 13 homes are currently past due.
- **Action:** Brian will send a follow-up email/letter to the delinquent households.

2. Website & Administration

- **Payment Tracking:** Jaylen will investigate if the HOA website can display a member's payment status (Online vs. Check).
- **Website Content:** Jaylen to add verbiage outlining the specific benefits of the HOA.
- **Survey Results:** Feedback has been 89% positive, 11% neutral, and 0% negative. The Board agreed to maintain the current website.

3. Landscaping & Maintenance

- **Tree Pruning/Removal:** Jennifer Long to provide Kate with a tree trimmer contact.
 - Kate to obtain estimates from Washington Tree Service and Jennifer's contact for:
 - Pruning maple trees near the field.
 - Removing the dead trees near Sadie's property.
 - **New Planting:** Anthony volunteered to plant two Red Cedar trees near the field. Location is pending a recommendation from an arborist.
- **Painting Project:**
 - Anthony will lead the exploration of options for painting the Brierwood Meadows sign, shed, and fence. Kate and Barry will assist.
 - **Next Steps:** Determine if the sign needs stripping/priming or modification. Anthony will provide an update once the weather improves.
 - **Supplies:** Barry and Miriam can secure paint discounts. Brian will provide the shed key to check for old paint that may need recycling.

4. Covenant Enforcement & Community Cleanup

- **Home Appearance Issue:** Discussion regarding a property with tires in the yard.
 - **Policy:** Per Article VII, Section 12, owners must maintain exteriors in "good repair and attractive condition."
 - **Process:** The HOA will first send a **Courtesy Notice**. If the neighbor refuses, the Association may issue fines or seek a court order per Article VIII, Section 3.
- **Proposal: Community Cleanup Weekend:**

- Jaylen is researching an HOA-sponsored "Cleanup Weekend" to encourage the removal of non-natural debris (old tires, scrap metal, etc.).
- **Dumpster Rental Options (Waste Management Northwest):**

Capacity	Est. Total Cost	Notes
20 Yard	\$1,057.17	Fits ~8 pickup truck loads
30 Yard	\$1,283.87	Fits ~12 pickup truck loads
40 Yard	\$1,551.46	Fits ~16 pickup truck loads

Note: This is currently a proposal and requires further investigation regarding logistics and local taxes.

Picture

20 Yard Construction Debris Dumpster



30 Yard Construction Debris Dumpster



40 Yard Construction Debris Dumpster



Next Board Meeting

- **Date:** Saturday, April 18th @ 10:00 AM
- **Platform:** Microsoft Teams
- **Meeting ID:** 937 110 882 505
- **Passcode:** eyJVU3

Other:

Article VII, Section 13. Exterior Maintenance.

Each owner or occupant shall be responsible for maintaining the exterior of all structures, fences, and landscape screening in good repair and attractive condition.

Article VIII, Section 1. Enforcement.

The Association, or any owner, shall have the right to enforce by any proceeding at law or in equity all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.