

7/11/26 BMAO Board Meeting Minutes

Attendees: Miriam Davis, Kate Horne, Brian Frohart, Barry Palmquist, Jaylen Smith

- **Executive Summary**

- **Financial reporting remains on track** — Brian will update and post the HOA financial report to the community website.
- **Online dues tracking is being enhanced** — Jaylen demonstrated an interactive dues-payment map, and Brian will expand it to include households that paid by check.
- **Landscaping work continues** — Washington Tree Services has been paid, and the Board is evaluating options to remove remaining brush, including a volunteer work party and potential goat-grazing services.
- **Tree planting plans are on hold** — Anthony volunteered to plant two Red Cedar trees, but the Board agreed to wait until the county finalizes future plans for the retention pond, which may not occur until 2027–2028.
- **Neighborhood sign painting is planned for completion this summer** — Kate has obtained the paint, and the project will move forward based on Anthony's availability.
- **Fence and shed improvements are being planned** — Several fence posts will need replacement before painting can begin. The Board will explore volunteer support and review project costs and logistics at the next meeting.
- **The next Board meeting is scheduled for July 25 at 8:00 AM.**

1. Finances/Dues Report

7/11 Update

Brian will update financial report and will post it to the HOA website.

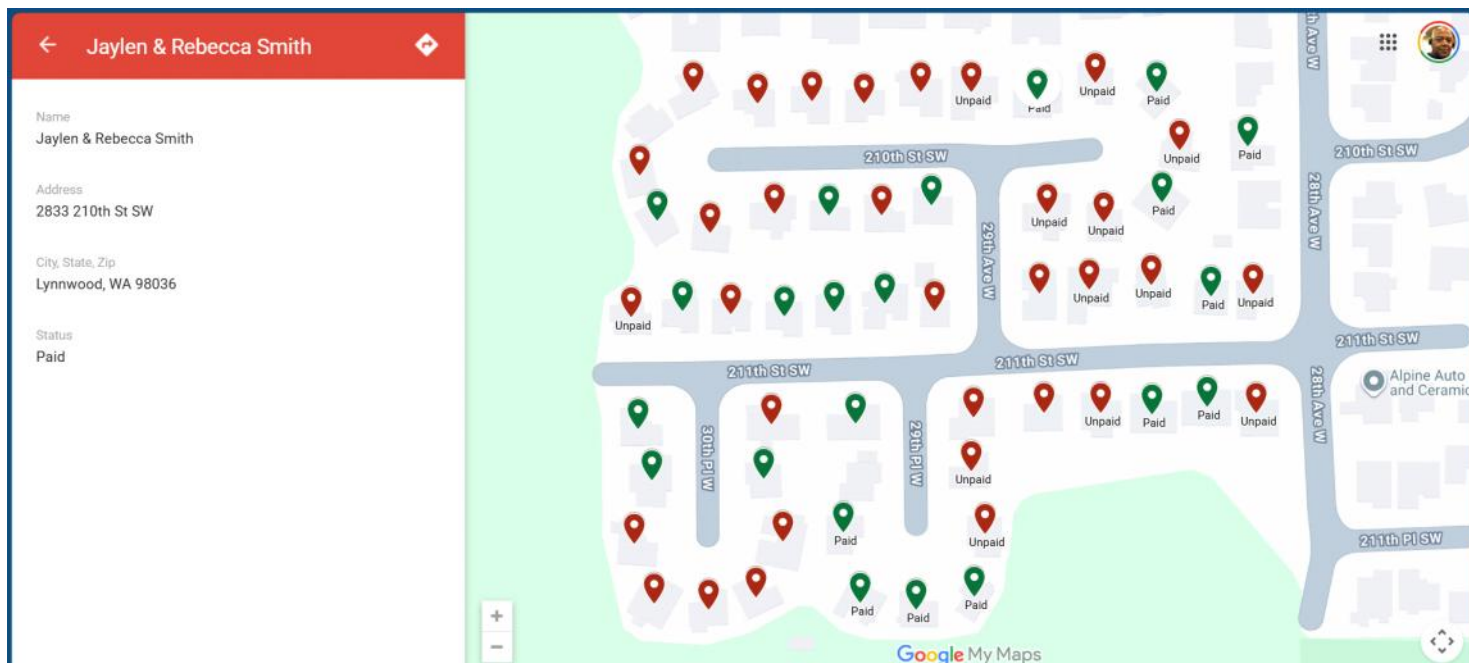
2. Online Dues Report

7/11 Update

Jaylen gave a demo of an interactive map showing which households paid their dues online.

Brian will update the interactive map to include households that have paid by check once Jaylen sends him the instructions.

Dues Paid Map - Screen Snapshot Example



3. Landscaping & Maintenance

7/11 Update

Bill Payment

Washington Tree Services has been paid for their services.
The receipt will be uploaded to the website.

Remaining Brush Removal

Kate will follow up on plans for removing the remaining brush. Perhaps have a work party.

Kate mentioned the feasibility of contracting or sourcing local goat grazing services to clear the brush.

Decisions: The Board agreed to research both the volunteer work party framework and biological brush control (goat grazing) before finalizing the execution plan.

4. Red Cedar Tree Planting

7/11 Update

Anthony has volunteered to plant two Red Cedar trees in the field near the retention pond. However, the Board agreed to defer selecting the exact planting locations and initiating any major landscaping modifications until the county's official plans for the pond are finalized.

The county has indicated that the retention pond remains a lower priority; consequently, no restoration work is scheduled for this year, and future plans remain tentative. The county may potentially address the retention pond in **2027 or 2028**.

In short we'll discuss planting additional trees in 2027 or 2028 once the county addresses the retention pond.

5. Sign Painting

7/11 Update

Goal is to complete before end of summer.
Kate has the paint.

Work is dependent on Anthony's schedule
Gary said we can use his water and power as needed.

6. Fence and Shed Painting - Future Project

7/11 Update

Need to replace 3 to 4 4x4 posts before we replace the fence posts.
Will check with HOA members to see if we have any experienced volunteers to replace the fence posts.
Brian will provide Kate with the keys to the shed.
We will discuss additional logistics during the next Board Meeting on 7/25.
Items will include cost for materials, Jackhammer rental ? Etc.

4/16 Update

We agreed to look at painting the shed and the fence near the open field later this summer after the trees have been trimmed. More to come.

7.Next Meeting

7/11 Update

Next meeting is Saturday 7/25 @ 8:00 AM.

Link:

[Click here to join the meeting](#)

Meeting ID: 936 477 375 629 75

Passcode: E2oX3Z