**Call to Order**Meeting was called to order at 7:06 PM by Beth Krischke

**Roll Call**
Board Members- Jim Sherer (38), Beth Krischke (14)
Bluestone Management Co. - Rick Virgil
Home Owners – Mary Batal – Riley and Patrick Riley (41), Chris Cross (17), Marla & Dave Keper (27), Loretta Longner (19).

**Approval of Agenda & Reading of Minutes**
Agenda approved with no amendments and reading of previous minutes was waived.
*Beth moved to approve agenda and minutes.
Jim seconded.*

*All in favor, motion was approved.*

 **Treasurer’s Report**
As of 3/31/2016 our accounts are as follows: Reserve - $61,844.19 + Checking $10,631.73 = Total - $72,475.92. There a few homeowners behind in assessments but there is a plan to bring them up to speed.
*Beth moved to approve Treasurer’s Report.
Jim seconded.*

*All in favor, motion was approved.*

M**anagement Report**

* Muskrats were found in the pond. They are a nuisance and need to be removed before they damage the shore of the pond. The cost is $1,600. Board approved this expense to address rodent issue before it impact pond area.
* Sprinkler report including analysis is delayed. The board is attempting to get a service contract into place.
* Home Sales - Unit 5 is under contract and unit 44 has a new owner.
* Proposals for deck staining have been received and will be reviewed. This item was missed in the budget. Funds will be found for this expense and reviewed in an upcoming driveway meeting. Planned at 1:00 PM before the spring walk.

*Jim moved to approve Management Report.
Beth seconded.*

*All in favor, motion was approved.*

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**New Business**

* The Spring walk will be on 5/14/2016 at 1 pm. Homeowners can email Bluestone with any concerns over landscaping and they will be reviewed.
* There will be a driveway approval discussion to select deck staining vendor and approve moving forward.
* Pond fountain and maintenance contract is being reviewed. Cost of chemicals, maintenance and replacement pump is being reviewed for a less expensive alternative. Proposal is for $550 yearly maintenance, $900 chemicals and new pump for $5,587. Board approved this expense but Bluestone will attempt to reduce the cost. This is a budgeted and planned item.
* Sprinkler system update covered in management report.

*Beth moved to approve New Business.
Jim seconded.*

*All in favor, motion was approved.*

**Homeowners Forum**

* Bylaws and other information can be downloaded at Bluestonemgmt.com user name *lakebreeze* password is *passwordlakebreeze*.
* Questions posed were as follows:
	+ Window replacement should be reviewed. Requests should be submitted by email to Bluestone.
	+ Roofing has been inspected in the last 2 years. Any concerns can be addressed by contacting Bluestone.
	+ Screen doors for French doors can be obtained online through Home Depot. Orders in excess of $100 contact Bluestone to inquire about a discount.
	+ There has been no further activity around the Hackneys Property.

**Summary of Approvals**

1. Funds to address Muskrats around pond area
2. Budgeted Pond Fountain and Maintenance approved as quoted, but will look to see if we can get a lower dollar amount on the fountain to save money.

**Next Board Meeting**

7/12/2016 at 7 pm location to follow

**Motion to Adjourn**

Beth moved to adjourn at 7:56 PM

Jim seconded

All in favor, motion was approved.