**Call to Order and Roll Call**

Meeting was called to order at 7:02 PM by Jim Sherer

Board Members: Jim Sherer (38), Chris Cross (7)

Homeowners: Bob Poklop (4). Sylvia and Andre Ezers (17), Dave Keper (27)

Bluestone Management Co.: Rick Virgil

**Appointment of Ballot Inspectors**

Rick Virgil was appointed to handle this task.

*Jim moved to approve Inspectors Report.
Chris seconded.*

*All in favor, motion was approved.*

**Confirmation of Quorum**

Quorum is confirmed by the presence of owners and proxy ballots

**Approval of Agenda & Reading of Minutes**
Agenda approved

Reading of 01\_17\_2017 Board Meeting minutes was waived.
*Chris moved to approve agenda and minutes.
Jim seconded.*

*All in favor, motion was approved.*

**Election Board**

1. Nominees – Robert Poklop
2. Floor Nominations – None
3. Nominee Presentations (3 min) – None
4. Vote – N/A
5. Beth Krischke withdrew from the election so there is one open selection and one open candidate.

**Treasurer’s Report**

As of 12/31/2017 our accounts are as follows: Reserve $61,844.19 + Checking $18,503.86 = Total $80,348.05.

*Jim moved to approve Treasurer’s Report.
Chris seconded.*

*All in favor, motion was approved.*

**Homeowners Forum**

Chris Cross will take on a more active role in the community as project manager for several committees that will be established this year. His leadership will prove valuable to the community as we have numerous short and long-term projects that need attention.

**Management Report**

1. Customer Roofing Quote – Chris to do evaluation work for best practices and ideas to complete in the coming years.
2. Fire Suppression Second Part of decommission will commence this year with the removal of the attic space sprinkler heads.
3. Deck Pillars and Replacements – We have a number of brick pillars around the pond area that are at risk of failing. We will be working to replace at risk pillars with large timber as to not repeat the current situation.
4. Burst Sprinkler Pipes – There have been two units with burst sprinkler pipes creating severe damages internally. The Board will be looking to provide recommendations to owners for risk mitigation. The Board will also offer instruction to homeowners to educate them on where the sprinkler cutoffs are along with the sprinkler system drains to remove pressure from the system.
5. Pond foundation warranty repair on the pump was accomplished this year.
6. New Fence Contractor is in place and we will be utilizing them go forward with all fence repairs.

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

*All in favor, motion was approved.*

**Inspectors Report**

No other candidates. Bob Poklop has been elected to the board. Congratulations to Bob Poklop as the new board member joining Jim Sherer and Chris Cross.

*Jim moved to approve Inspectors Report.
Chris seconded.*

*All in favor, motion was approved.*

**Upcoming Meetings**

4/03/2018, 6/19/2018, 9/18/2018, 11/6/2018 draft budget, 12/11/2018 budget approval all at 7 PM

**Motion to Adjourn**

Jim moved to adjourn at 7:28 PM

Chris seconded

All in favor, motion was approved.