**MINUTES OF BCA BOARD MEETING November 17, 2015**

**Location: Clubhouse**

**PRESENT:**

Jen Suiters Julia Ryman Ron Kotun Peter Hughes

Peter Hughes Maria Taylor Kristen Pesch Dirk Page

Steve Jurman

**TREASURER’S REPORT – Ron Kotun**

CURRENT CHECKING BALANCE $446.16 (+338 in B52)

ACCOUNTS PAYABLE

Loans

• PNC Loan: Balance = $11143 ($524.01 monthly payment) Maturity – 10/10/17)

• PNC LOC: Available = $974.04 (Balance = $9766.19)

Contractors

• Wade $200 (servicing HVAC)

• Vigliotti $7100

• Insurance Paid off for 2015

• Lori Orendi $400

Utilities

• Direct Energy $150.53

• Waste Management $157.75

• Verizon $109.69

• Duquesne Light $220.23 (+Nov)

• WPJWA Nov

Taxes

• WHSD 2013 - Balance is $1836.10

• WHSD 2014 - $6323.5 (Jordan Tax)

• WHSD 2015 - $5396.16 (Just received)

Pool True-Up

• Balance due is $2064

RENTALS

• Zumba Jen owes for April, Aug, Sept, Oct, Nov

• Jazz owes for Nov

• Calvary owes for Sept, Oct, and Nov

• 3 event rentals (2 still owe money)

• Owe Rental Refund to Lowry ($500)

• New client (Financial)

Zumba Jen was in the building before the meeting started and was spoken to about her outstanding rental fees. She said her husband dealt with the financial side of things. She only pays $10 a session, and owes 5 months. The decision was made to raise her rent to $25 and to ask her to leave if she does not keep her payments current.

**FUND RAISING**

* B52 – packs of tickets will be given to Block Captains
* Membership Drive – Dirk will be checking with Ceil to see if she has the membership cards

**FACILITIES – Peter Hughes**

We need to make a capital plan and to look for available grants to fund the necessary repairs.

Dirk obtained a quote of $3500 to repair the drain/grate in the driveway. Pastor James, from the church that rents the building on Sundays, has offered to help with repairing the grate. He works for a construction company. Peter will talk to them about a possible barter – they fix the grate in exchange for 1 year’s rent abatement. This repair has to be a priority as it is scaring potential renters away and also jeopardizing our current rental contracts.

Roof Replacement:

Dirk obtained the following quotes:

Cores tested $25 each (for asbestos). Min one from each roof, recommended two from each.

Roof replacement: Firestone Roofing $200K - $300K: (Strongland and MTG roofing); Tremco Roofing $97K

Peter had previously obtained quotes in the $20-30K range.

HVAC: $6K for 2 units

**BLOCK CAPTAINS**

The next Block Captain’s meeting will be December 2nd at 7.30pm

The printed edition of the Blackboard will be ready in a week or two and will be distributed with the block captains with a membership package. They will be provided with a list of talking points. It will be important to pitch the fact that Blackridge organized the battle against the fracking proposal. The block captains will be given a deadline of December 5th to distribute the packages.

**Proposed Next Board Meeting: January**