

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Meeting Minutes - 01 June, 2017**

Attending: Ron Wright (President), Karen Lund (Vice President), Lynn Kirksey (Treasurer), John Lund (secretary acting).

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The meeting was called to order at 7:30 pm.

Minutes for the previous April meeting were previously approved. The May General Meeting minutes are in progress. Secretary has the action to complete.

A financial update was presented by the Treasurer for April & May. Accounts were reconciled. Members discussed the status update and associated conclusions. Total expenses were typical and board-approved expenses.

- YTD profit/loss statements were reviewed and reconciled against bank statements. Comparison statements last year to this year were reviewed and showed expenses remain approximately consistent.
- With collection efforts by the Board, all but 25 assessment fee accounts for 2017 have been paid in full. This is excellent progress compared to similar times of the year historically. All dues from last year 2016 have been paid. Thanks to all volunteer efforts to reach 100% successful collections without significant expenses!
- \$5k was approved for transfer to the capital savings account in accordance with budget plans. Treasurer took the action.

Election Results: No other biography nominations were submitted other than from the three existing Board members, and no other parties expressed interest in running for the Board election this year. As a result, the 2017 election is uncontested and the three current Board members agreed to serve for the 2017/18 term. The Secretary position remains unfilled, John Lund has volunteered to serve as acting until a permanent replacement can be identified.

Repair status items were discussed, including Water Meter, Lighting, Timers, Bulbs, Plumbing, Photocells, Wiring, Poison Ivy spraying and general landscaping cleanup. Signage colors have been determined and fabrication is scheduled to start this month.

- Volunteers for finishing the railing stain at the pavilion were planned for June, however, the effort was delayed by a planned picnic and continued rain. John L has the action to reschedule.

Kevin McGovern has agreed to serve as the ACC chairman, taking over from John Oxford. Thanks to all for your volunteerism!

Some complaints were received regarding trailer parking and landscape conditions. The Board took an action to follow-up with owners on compliance. There are no legal cases outstanding. Covenant issues were discussed.

The meeting was adjourned at 9:15pm.