

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 01 March, 2018

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

The meeting was called to order at 7:00 pm.

Feb minutes to be reviewed via email.

A financial update was presented by the Treasurer. General status of accounts were reviewed. Detailed review planned when EOM February activity is posted.

- Budget issues and various planned project items were discussed. Pool surfacing options were discussed.
- Lighting options for the parking lot were discussed due to received complaints about unsavory activities, trash, and unsanitary litter commonly occurring in the dark parking lot at night. Security is a concern for children and residents. Members took an action to research costs.
- The 2018 budget was unanimously approved including an increase in dues to \$400 necessary to balance the budget against growing maintenance expenses and neighborhood requested actions.
- Signage colors were approved for installation.
- Treasurer reviewed totals and tree/shrub treatments were approved for the budget
- Two 2017 dues remain outstanding. The V-P will contact both homeowners with a last effort to collect before filing liens.

Pressure washing requirements and 4 bids were reviewed. JB Quality Wash was selected. JB has positive recommendations from neighbors and was the low bid. Service was approved and scheduling started.

Spring pruning has been scheduled with the landscaper for March.

The Board received a complaint about inadequate landscaping on one of the lots. The Board took an action to contact the owner for remedy. VP took an action to send out an email reminder to the neighborhood on landscape maintenance.

Replacement Medeco pool keys have been ordered from Brooks. The current \$10 fee will not cover the per key cost of replacements. The new rate was unanimously set at \$15. The V-P will inform the community via Facebook and email.

The Spring general HOA meeting was scheduled for April 12th. The Board will not hold a meeting regular Board meeting on April 4. Business will be handled via email or a special meeting will be scheduled if needed.

The meeting was adjourned at 8:20pm.