

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 03 August, 2017

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

The meeting was called to order at 7:04 pm.

Minutes for the previous meetings were partially reviewed, approvals to be transmitted via email when completed.

Due to travel and vacation schedules, a limited financial update was presented by the Treasurer for July. General status of accounts were reviewed. Total expenses were typical and board-approved expenses.

- With collection efforts by the Board, all but 9 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.

Some complaints/questions were received and a general discussion of covenant enforcement issues was conducted:

- Regarding trailer parking and landscape conditions. The Board took an action to follow-up with owners on compliance.
- The pool shower valve was reported broken. After inspection, a plumber was required to fix the broken parts. Labor and parts reimbursement was approved by the Board.
- There was a complaint of a barking dog, causing noise at 3am and waking neighbors. The President discussed the situation with owners involved. Members are reminded that the Madison County noise ordinance starts at 10pm every night and can be enforced by the Sherriff's department.
- Concerns over upkeep and responsibility of easement areas is an ongoing issue voiced by several owners. A draft information memo by the Board addressing these issues for the community was reviewed.
- Concerns over upkeep and maintenance of owner landscape areas is an ongoing issue voiced by several owners. A draft information memo by the Board addressing landscape maintenance guidelines for the community was reviewed.

The clubhouse A/C was reported not functioning. The VP took an action to investigate and inspect/repair as necessary.

The initial signage products for "Covenant Restricted Community" and "No Soliciting" were delivered and colors reviewed. The signs were found to not match the ordered templates. The remaining signs on order will be produced with fixes incorporated.

The meeting was adjourned at 8:00pm.