

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 05 Sept, 2017

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

The meeting was rescheduled from 07Sept, due to schedule conflict, by unanimous consent. The meeting was called to order at 7:15 pm.

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

A July and August financial update was presented by the Treasurer. General status of accounts were reviewed. Total expenses were typical and board-approved expenses.

- With collection efforts by the Board, all but 4 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.
- Decision was made to mail notice-of-lien correspondence to the 4 outstanding owners.
- Deposits and expenses have been tracking expectations. Accounts were reconciled.

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

- Regarding a received parking complaint, the Board took an action to follow-up with owner on compliance.
- Concerns over upkeep and responsibility of easement areas is an ongoing issue voiced by several owners. A draft easement memo was reviewed and approved by the Board addressing these issues. VP took action to distribute.
- Concerns over upkeep and maintenance of owner landscape areas is an ongoing issue voiced by several owners. The board has been contacting involved owners for resolution. The condition of rental property owned by JBH has improved considerably since contacted by the Board. A draft information memo was reviewed and approved, with corrections, by the Board addressing landscape maintenance guidelines for the community and standards for deficiency notifications. VP took action to distribute.

Bid amounts for pressure washing of common property in the neighborhood were reviewed, and options to get the work completed were explored. Decision was made to contact one additional supplier for a bid to round out the options being considered. President took the action.

The corrected signage products for "Covenant Restricted Community" and "No Soliciting" are in-process by the supplier. The initial signs required color corrections due to not matching the ordered templates. Decision was made to include a "Children Playing" sign due to various owner statements to the Board about safety and traffic speeding problems.

A discussion about remedy and prevention options for speeding resulted in an action to investigate costs for speed signs or other methods for obtaining speed signs, including renewal of the country provided temporary sign. Thanks to all neighbors who contributed research in this area.

Lighting upgrades in the front garden beds have been completed, and all lights verified functional. The additional fixtures have significantly increased entry lighting and visual appeal, improved safety. Installed circuitry will support additional fixtures in the future. Thanks to all neighbors who volunteered.

The meeting was adjourned at 8:45pm.