

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 06 July, 2017

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

The meeting was called to order at 7:15 pm.

Minutes for the previous June meeting were approved.

A financial update was presented by the Treasurer for June. Accounts were reviewed. Members discussed the status update and associated conclusions. Total expenses were typical and board-approved expenses. Higher water bill was noted due to filling the pool and new landscape watering.

- Partial statements were reviewed with complete review in process due to travel and vacation delays.
- With collection efforts by the Board, all but 12 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!

Some complaints/questions were received:

- Regarding trailer parking and landscape conditions. The Board took an action to follow-up with owners on compliance.
- Rash of problems with solicitations. The no solicitation sign is in fabrication. Owners may put signs on their individual property, and are encouraged to call the sheriff's department who will investigate.
- JBH has responded positively to Board requests for landscaping upkeep on rental lots. New sod, trimming and mulch has been installed.
- The new landscaping contractor has agreed to revisit weeding efforts to ensure performance.
- Board agreed to keep the pavilion lights on at night to increase safety and security of the area. VP took action to post on media.
- An owner asked about pool area "bonding" based on a local news media report. The board decided to seek options for a safety inspection to ensure no hazards exist.

The annual BHE meeting is set for July 29th at 7pm.

The meeting was adjourned at 8:30pm.