

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 07 Feb, 2019

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

The meeting was called to order at 7:07 pm.

Financial issues were discussed. General status of accounts and issues are:

- Reconciliation of accounts was completed for the prior period, and balances double-checked against statements including YTD and P/L. All invoices have been paid for the period. YTD expenses are tracking with expectations.
- No unexpected or unapproved expenses have been noted.
- There are 4 outstanding dues for the current year. Board members continue actions to contact owners for resolution. Statements and late fees have been sent to all unpaid.
- The Board approved an increase of \$25 per month per position for clubhouse management, based on review of workload, additional maintenance, other tasks and performance.

Board members reviewed the following items:

- Sec took an action to contact All Star about contract and work schedules.
- Problems with the landscape contractor performance were discussed. The current contractor performance continues to be unacceptable for landscape bed areas, weeding, general upkeep and schedule. Monthly work continues to be incomplete or not done, catch-up work from bad weather events continues to be incomplete. 5 landscaping estimates have been reviewed, and three new estimates are being solicited by the VP, one for mowing only. There is significant difficulty in finding reliable contractors willing to work for HOA organizations. Other local HOAs have been contacted and reports show all have been struggling with similar problems, including dismissal of landscape contractors. The Board decided to cancel the current contract for lack of performance and make new arrangements with one of the companies solicited.
- After review of drainage problems and blocked downspouts, including bids for repair, the Board decided to make repairs with MC Irrigation and Mr Rooter. The ducts, downspouts, gutters, drains and outlets were cleared and blockages removed. Swim caps, goggles, toy parts and other debris were removed and water flow restored. Subsided drain outlets will be unburied and cleared of sod and debris. A catch basin will be added to the low spot where water is pooling, connected to the common downspout drain collection area. Additionally, Mr Rooter repaired a broken toilet valve causing the clubhouse water leak. All work will be completed when weather permits.
- A review of home sales and invoicing for dues was completed. Treasurer and VP will ensure updated invoices are mailed.
- Communications with the ACC are ongoing on new construction approvals. The Board contacted some homeowners to assist in resolution of outstanding ACC questions and issues. VP contacted county officials about apparent address misidentification on Southberry. Website administrator to set up a new common email address for the ACC, similar to the common Board email address, allowing automatic forwarding to all ACC members to improve communications with neighborhood.

Covenant issues:

- A general discussion of covenant issues and status.

The meeting was adjourned at 9:10pm.