

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Meeting Minutes - 09 Nov, 2017**

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

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

Minutes for the October meeting to be reviewed via email.

A 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 2 assessment accounts for 2017 have been paid in full.
- Notice-of-lien correspondence to the 2 outstanding owners is in progress.
- Deposits and expenses have been tracking expectations. Accounts were reconciled.
- Property taxes have been paid.
- The annual budget process is starting.

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

- Regarding a received landscape edging 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. An easement memo was completed and approved by the Board addressing these issues. VP took action to distribute.
- A landscape cleanup request was made by the Board to the community landscape contractor for increased attention to weed control.

The stolen entryway landscaping has been replaced. Thanks to Gipson Landscaping for quick turn around on work. Additional Polysand grouting for rock area was donated to the neighborhood and installed.

Spare keys for common property locks (pool and park gate) have been depleted and approved replacements have been ordered. VP took action for pick-up at supplier (Brooks).

Status of projects were reviewed.

- Three companies were contacted for bids to resurface the deteriorating parking lot. Appointments have past due and no responses were received. The Treasurer took an action to contact possible alternate contractor.
- Staining of pavilion railings has been completed. Thanks to all who volunteered labor and supplies for this project.
- Sprinkler winterizing has been scheduled for early Dec per recommendation of the contractor.

There is a Christmas neighborhood afternoon potluck at the clubhouse scheduled for Dec 9<sup>th</sup>. All are invited to bring something to share and visit.

The meeting was adjourned at 8:15pm.