

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 12 July, 2018

Attending: Ron Wright (President), Karen Lund (Vice President), Lynn Kirksey (Treasurer), John Lund (secretary acting). Guests: Jeff Williams (ACC volunteer) and Jason Key (Website volunteer)

The meeting was called to order at 7:06 pm.

A financial meeting was scheduled with the President and the Treasurer later in the week to sign checks. Financial data to be reviewed via email. General status of accounts and issues are:

- QuickBooks and bank statements are up to date.
- No unexpected or unapproved expenses have been noted.
- Repair receipts were reviewed for approved expenses on sprinkler system, clubhouse repairs and waterwheel/parking lot lighting.
- Repair estimates for entry lighting fixtures were reviewed. Prices and bids were reviewed for different fixtures to replace the four broken/damaged 120VAC lights. Fixtures from In-Line lighting were selected and approved for installation. VP took action to obtain materials, and the Treasurer took action to arrange for the electrician for installation.

Jeff Williams provided an update of ACC approvals. An application on paint and brick exteriors was reviewed. Example pictures were examined and the Board and ACC were unanimous on approval.

The neighborhood pool party was a success. Many neighbors attended and new residents were welcomed to the community.

A discussion of concepts for website improvement and consolidation was covered with Jason Key. Jason was approved to proceed with research into the benefits of different options and will report back to the Board.

The board members reviewed the following maintenance/repair/installation items:

- Water wheel welding repair. John took action to research a source for on-site welding.
- Parking lot resurfacing to halt crack and erosion progression.
- Replacement electronic lock for clubhouse was obtained and installation in progress.
- Pool resurfacing options that are affordable and durable to be researched.
- Replacement thermostat for clubhouse was obtained and installation in progress.

The meeting was adjourned at 8:45pm.