

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Meeting Minutes - 14 June, 2018**

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

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The meeting was called to order at 7:00 pm.

A financial update was presented by the Treasurer. General status of accounts were reviewed. May 2018 dues collection is approximately 80% collected so far to date.

- Budget issues and various planned project items were discussed.
- Quickbooks and bank statements were reconciled.
- No unexpected or unapproved expenses were noted.

Clubhouse management issues were discussed. Cleaning and transition of management status was discussed. Approved supplies for clubhouse maintenance were inspected, including broom, sweeper, stepstool, and floor refinisher/refresher.

The kiddie pool leak was investigated by Anders Pool Company. Anders reported the surface finish is worn off to the point that water is seeping out of the pool all around the pool surface. Ander's recommends the kiddie pool be resurfaced during this year's shutdown period to prevent further erosion and cost escalation.

The top spray head of the pool shower was reported not working. Inspection indicated the valve was likely broken. Repair was approved and action was taken by VP to arrange for plumber repair.

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

- Pool pump alarm reset procedures.
- Completed Pool ladder (broken step) repair.
- Completed Pool leak surrounding inlet basket areas.
- Completed bathroom tile.
- Completed internet connection for the clubhouse. President took action for guest access to be set-up for neighbor use at the pool and clubhouse.
- Sprinkler repair is scheduled for June 26<sup>th</sup>. The sprinkler system is still partially broken due to county water department work at the roadside.
- Electronic lock options were reviewed.

HOA election deadline of May 25<sup>th</sup> for biographies has passed with no nominations submitted except for the current board members, therefore the current board is elected unopposed and will serve in current positions for the 2018/2019 term.

The Board received covenant complaints on the following issues. The President will follow-up with the respective owners on results.

- Window A/C visible from the street.
- Large shed installation in a backyard.

The summer pool party was scheduled for June 23<sup>rd</sup>, 3-5pm.

The meeting was adjourned at 9:20pm.