

Berry Hill Estates (BHE) Home Owners Association (HOA)
General HOA Membership Meeting Minutes - 23 Aug, 2018

Attending: Ron Wright (President), Karen Lund (Vice President), Lynn Kirksey (Treasurer), John Lund (secretary acting). Guests: General HOA membership as listed on attached

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

The President opened the meeting and provided an introduction and agenda.

The Treasurer provided a financial review. Financial data handouts were reviewed. General status of accounts and issues are:

- Expenses have been generally on track as expected and approved for the year.
- Dues receivables have been collected with approximately 4-6 owners outstanding for the current year. No previous year dues remain outstanding. The Board is working with each effected owner to collect.
- The planned \$5,000 deposit to the capital repair savings account was made for the year.

The project coordinator provided a repair project summary. The need for project team volunteers was discussed and names were identified on the attendee list who may be able to help with projects. The long-term repair budget projections were discussed, as was the process used for developing the projections.

Neighborhood security issues were discussed including status of community watch activities. There have been problems with roving cars casing homes for theft in Madison County. The Sherriff's department encourages all home owners to call and report suspicious activities.

The Board reviewed typical covenant enforcement problems including the 5 most frequent issues.

- Responsibility of easement maintenance was discussed. All owners are responsible for the maintenance of their easements regardless of the placement of fences.
- Owners are encouraged to let a Board member know of possible covenant issues that require investigation. The Board is acting on all reports as resources allow, and will make all reasonable efforts to respond to the effected parties.

The meeting was opened up to neighborhood questions & answers:

- Mr. Dendy: Who is the Clubhouse Manager? Christie Key has assumed the duties.
- Mr. Dendy: Community Watch is important to the neighborhood. Please leave lights on in common areas to help facilitate.
- Various members: Recommend neighbors call the Sherriff's department to report suspicious activities.
- Various members: Use of the pool area outside after closing for the season is not prohibited but discouraged due to general safety reasons. The installed cover and stored furniture and equipment can be a tripping hazard.
- Various members: Discussed general use of the Pavilion and canoe launch areas.

The meeting was adjourned at 8:03pm.