

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Annual HOA Membership Meeting**  
**Minutes - 20 July, 2017**

Attending: Ron Wright (President), Karen Lund (Vice President), Lynn Kirksey (Treasurer), John Lund (secretary acting). Nine members as identified on the attached attendance list.

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

The President opened the meeting.

Walking access on water boundary lots has been an issue lately with numerous complaints about people not treating the walking easements with respect to the private property owners.

- The Vice President reported on research into which municipal authority governs access to water shed areas around the Flint River. The US Army Corp of Engineers maintains authority of waterway management in the Flint River watershed, but does not govern or grant access to private property along the waterway. The Madison County records office shows there is no public land along the Flint River in the BHE neighborhood. Each BHE owner along the waterway has a property deed plat showing private property boundaries extending beyond the river bank. The only public access along the river allowed by deed covenant is expressly for walking enjoyment of BHE owners and their invited guests.
- Several owners expressed concerns about non-respectful activities along the riverbank, including defacing/damage to trees, litter, fires, partying, and disruption of landscaping.
- Several owners expressed that teenagers were only engaging in typical summer fun outdoor activities.
- Several owners expressed concern about the risks of liability if teenagers became injured while on private property, either on or off the walking easements. Activities such as swinging on ropes into rocky shallow water were of particular concern to owners.
- The President emphasized that these easements are private property for walking enjoyment and to please be respectful of owners and their property. Other uses not agreed-to in advance by the individual owners can be considered trespass and are reportable to the sheriff's office. The sheriff's office has stated they will follow-up on such trespass complaints. The HOA will support owners as governed by the deed covenants stipulated for all residents of Berry Hill Estates.

The secretary reported on Neighborhood watch updates from the monthly sheriff's department meeting. Our sheriff's office representative is Sgt. Cross. He can be reached at the non-emergency number, or his direct line 256-533-8840, or by email at [gcross@madisoncountyal.gov](mailto:gcross@madisoncountyal.gov).

- Sgt Cross advises all owners to call the sheriff's office on the non-emergency number to report any problems or suspicious activities, regardless of how small they may be perceived. Often, reporting a small problem can lead to arrests for larger crimes. Do not hesitate to call.
- Please keep Gayle in your prayers as she recovers.

During the financial Report a discussion included dues comparisons between BHE and other surrounding neighborhoods with similar amenities. The Treasurer and several owners pointed out the BHE dues are significantly lower than other similar neighborhoods. An analysis of dues since the neighborhood was opened compared to inflation shows that total dues have not kept-up with basic inflation since 1998, eroding the ability of the HOA to maintain our common property. Given the maintenance and upgrade projects that owners have expressed an interest in, and the escalating costs of supporting our common property, dues will have to be raised at some point in the future. All owners are invited to participate in this discussion over the coming months.

- All financial accounts have been reconciled for the year, and are in good standing.
- There are 12 outstanding dues yet to be paid for 2017. All dues for last year were collected.
- The clubhouse reservation expense is for maintenance/cleaning/management.
- Legal fees are for mostly covenant reviews/questions.

#### Project Teams:

- Landscaping updates were described. New lighting installation is partially complete and will finish when weather supports.
- New planning projects based on number of owner comments are: Waterwheel restoration, Hardscape/signage upgrades, Playground repair/upgrade, and security. Tennis court was also mentioned.
- Volunteers are needed for all planning phases. Volunteerism helps keep dues as low as possible, and shortens the total time it takes to complete.
- Weather has delayed the railing staining.
- Planning spreadsheet forecasts for all future project expenses were reviewed with attendees. In general, expenses have been tracking according to forecasts and allocated savings is just covering minimum maintenance projects. There is little margin for extras and forecasts do not include new planning projects asked for by owners. Pool resurfacing is the major future expense and volunteers are researching alternatives to reduce the expenses.

ACC report: Deferred to future meeting.

#### Owner questions and comments:

- Please cleanup debris and grass in streets and sidewalks. Avoid blowing debris into streets where it can cause drainage problems for your neighbors.
- Summer break has seen an increase in street parking, speeding and teen activity in cars on Southberry Ave.
- Please call the sheriff's department on the non-emergency number to double-check on solicitation and/or suspicious activity you see.
- Please keep up the look of landscaping and lawns as it keeps the whole neighborhood looking better.

The meeting was adjourned at 8:45pm.

BERRY HILL ESTATES HOMEOWNERS' ASSOCIATION  
SIGN-IN SHEET  
MEETING DATE: JULY 20, 2017

NAME	ADDRESS	EMAIL	TELEPHONE
CLARA KINDRED	107 Riverdale	Alma K...	
Charles and M'Anus			
David McReynolds			
Kathy Lynn Kirkce			
Gabriel Alexis			
Cheryl/Dave Skewik			
JAMES HURON			
GAIL BUNDOW			
John + Cheryl McAuliffe			
Gary B. Warren			