

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 20 April, 2017

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

The meeting was called to order at 7:12pm.

Minutes for the previous March meeting were discussed. A correction was added regarding one outstanding late fee. A Board decision was made to approve with correction and post.

A financial update was presented by the Treasurer for March. Accounts were reconciled. Members discussed the status update and associated conclusions. Total expenses were typical and board-approved expenses.

- March and YTD profit/loss statements were reviewed and reconciled against bank statements. Comparison statements last year to this year were reviewed and showed expenses remain approximately consistent.
- With additional collection efforts by the Board, all five outstanding assessment fee accounts were paid in full. One late fee of \$35 remains outstanding. Thanks to all volunteer efforts to reach 100% successful collections without significant expenses!
- 2016 tax return and 1099 forms were updated/filed by the Treasurer (Thanks Lynn!).
- Budget items for 2017 were discussed. Projected expenses in all categories were reviewed and aligned with revenue. The budget was approved.

Project Team items were discussed.

- Volunteers for finishing the railing stain at the pavilion are planning for April 22nd.
- Approved sprinkler repairs were completed and some fixes/adjustments are underway. Decision was made to approve adding a missing sprinkler head in front of the clubhouse. The addition of rain sensors was postponed pending price estimate.
- Landscaping team meeting on several occasions to review progress of approved work. The majority of plant replacements and fixes have been completed with some still underway. A number of extra plants were provided by the contractor at no additional cost to preserve the good looks and consistency of the project. Additional mulch and rock binder was also provided by the contractor at no additional cost. Big thanks to Gipson Landscaping for the extras and professional work!
- Approved lighting upgrades still underway for selection and scheduling.
- Park pruning/cleanup/mulching to be completed soon based on weather.
- Water/utilities are being turned-on at the Wheelhouse to facilitate repairs and landscaping improvements.
- Project forecast projection estimates to be updated with continued research on near-term issues. No new projects are approved at this time, pending review and options.

Discussion of general ideas to increase member volunteer participation on committees and other roles.

A complaint was received regarding a truck parked in the clubhouse parking area. Board members contacted the owner and the truck was removed. No violations were reported to the Board and there are no legal cases outstanding. Covenant issues were discussed.

Topics and dates for the spring schedule and general membership meeting were discussed. April 27th is planned for the next general meeting, and signs were posted.

The meeting was adjourned at 9:45pm.