

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 02 Feb, 2017

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

The meeting was called to order at 7:08pm.

Minutes for the previous January meeting were discussed. A Board decision was made to approve and post.

A financial update was presented by the Treasurer for January. A complete January report was deferred due to the short number of days available for January data to be compiled and prepared for the meeting. Members discussed the status update and associated conclusions. Total expenses were typical and board-approved expenses.

- A total of 5 unpaid members remain to date for 2016, despite numerous attempts to resolve with members. The Board voted unanimously to transmit letters of intent to file liens. Filing fees are to be added to the total balance due.
- Form 1099's required for Federal Tax compliance were completed by the Treasurer to save on expenses (Thanks Lynn!).
- Budget items for 2017 were discussed. Projected project expenses were reviewed.

Project Team items were discussed.

- Kevin McGovern has expressed interest to volunteer for pickup of free mulch and distributing in flower beds. Others may be interested to help. John Lund to coordinate with landscaping project team on potential dates and amounts.
- The Board would like to keep the following projects at the top of the list for project team consideration: Landscaping maintenance and upgrades, entry/exit security camera and Water Wheel reactivation.
- Landscaping team meeting on 06Feb. Options were discussed on labor to plan, design, purchase, install, and maintain upgrades, and how to pay for upgrades. Bids and work scope are being developed to support project options.

Sign colors still in work for sign company. No soliciting and Covenant Community signs are in development.

The President took an action to post clarifications on fireworks ordinance based on discussions with the sheriff's dept.

New homeowner welcome letters are completed and going out 03February.

No violations were reported to the Board and there are no legal cases outstanding. Covenant issues were discussed. The Board is researching possible options for a clubhouse television.

Topics and dates for the next general membership meeting were discussed. 06April was tentatively set (may need shifting due to potential conflicts). The next regular meeting is planned for March 9th.

Larry (Guest) made the following comments:

- Asked Treasurer for copy of financial report.
- Has heard both positive and negative comments around neighborhood about waterwheel house. Personally he would like to see it working again.
- Would like to see lighting projects moving forward.
- Larry picked up trash from roadside areas recently.

The meeting was adjourned at 9:15pm.