

Berry Hill Estates (BHE) Home Owners Association (HOA)
General HOA Membership Meeting
Minutes - 27 April, 2017

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

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

The President opened the meeting and the 2017 Dues Mailing was handed out to all attendees.

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. 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.

The websites will be consolidated into one site in the future to provide better/more consistence service.

The President emphasized the need for volunteers and thanks to all who have volunteered services to the neighborhood during the past year.

- Special thanks to Kevin McGovern and Jeff Williams for help with railing rebuild!
- Special thanks to Constance Reese and Ronnie Goodloe for help with landscaping project!
- Planning railing staining when the weather cooperates – 3 delays already due to rain/picnic.

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. Please note that these easements are private property for walking/fishing enjoyment. Other uses not agreed-to by the individual owners can be considered trespass and is reportable to the sheriff's office. The HOA will support owners as governed by the deed covenants stipulated for all owners in Berry Hill Estates.

- An owner asked about liability risks to owners if people using the walking easements become injured. The President took an action to research.

Project Teams:

- Landscaping updates were described including new contractors for maintenance (Eakes Enterprises), sprinkler upkeep (MC Irrigation), and landscape installation/design (Gipson Landscaping). New lighting installation is partially complete and will finish when components are available and weather supports. Overall, eleven bids were researched and evaluated in the landscaping project.
- New planning projects based on number of owner comments are: Waterwheel restoration, Hardscape/signage upgrades, Playground repair/upgrade, and security.
- Volunteers are needed for all planning phases. Volunteerism helps keep dues as low as possible, and shortens the total time it takes to complete. Signup sheet is available at back of room.

Spring yard sale is planned for May 20th.

Community work day is May 6th. Contact Constance Reese or Karen Lund if interested.

Reminders to the neighborhood on JBH 2/10 warranty and the timing of large item pickup dates for our area in Madison County. Please be mindful to minimize large items sitting out longer than necessary.

Information and dates for the upcoming election are included in the dues mailing to all owners. Candidate bio postmark deadline is May 22nd.

Gayle Williams provided a Neighborhood Watch update:

- Take common precautions to safeguard property such as locking doors on homes and vehicles. This is effective.
- Some thefts occur in the surrounding Madison County areas, but BHE has been comparatively safe with low crime percentage.
- Call the sheriff's department on the non-emergency number to report problems. This has proven to get results over time.

Owner questions and comments:

- Mr. Huron suggested spreading out future dues increases into smaller increments over several years, rather than one lump in one year. The board will consider options as financial plans become developed.
- Mr. Happle commented that covenant enforcement is important to maintain the positive look of the neighborhood. The board will investigate.
- Mr. Dendy commented that there have been incidents of trailer and car parking in streets. The board will investigate.
- Mr. Dendy commented that landscaping upgrades look good and complemented the landscaping team. The stone columns need pressure washing. Plans for washing are underway.
- Mrs Robinson asked if the JBH owned signs will be replaced. Volunteers are being sought to research options for signage and hardscape replacements and upgrades. See signup sheet.
- Mr. Hooper commented that lighting should not shine in driver's eyes. Volunteers will investigate and adjust pointing.

The meeting was adjourned at 8:40pm.

BERRY HILL ESTATES HOMEOWNERS' ASSOCIATION
SIGN-IN SHEET
MEETING DATE: April 27, 2017

NAME	ADDRESS	EMAIL	TELEPHONE
ROGER GRIBBINS	Ron + Linda Johnston		
John + Cheryl McAnulty	Dennis + KATY WERTH		
Dennis + KATY WERTH	Amanda + David McReynolds		
Amanda + David McReynolds	William + Rita Andrews		
William + Rita Andrews	Constance Reese		
Constance Reese	Gayle Williams		
Gayle Williams	DAVID + Jean Robinson		
DAVID + Jean Robinson	Aimee Wright		
Aimee Wright	James Hudson		
James Hudson	Gabriel Alexis		
Gabriel Alexis	Graig Hoger		
Graig Hoger	LYNN Kirksey		
LYNN Kirksey			