

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 12 Jan, 2017

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

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

Minutes for the previous November meeting were discussed. A Board decision was made to approve and post on the website. The December 2016 meeting was cancelled.

A financial update was presented by the Treasurer for November and December. Members discussed the financial report and associated conclusions. Total expenses on the report were typical and board-approved expenses.

- One additional member has paid assessment, leaving a total of 5 unpaid members to date for 2016. The President took an action to contact unpaid members for resolution discussion,
- The books for November and December were reconciled with no unexpected expenses.
- The complete Jan-Nov 2016 P/L statement was reviewed and reconciled.
- Budget items for 2017 were discussed. 2016 year-end totals and projected draft 2017 totals were reviewed. Projected project expenses were reviewed.

Project Team items were discussed.

- Railing repairs have been completed by Kevin McGovern and Jeff Williams. Thanks to our volunteers for making this happen! Staining will be scheduled by volunteers when weather conditions support staining work.
- Weir installations were checked and found installed by Anders.
- Volunteers to be sought for pickup of free mulch from the Botanical Gardens and distributing in flower beds. John Lund to check with project team folks.
- The Board would like to move the following projects up to the top of the list for project team consideration: Water Wheel reactivation, landscaping upgrades and entry/exit security camera.
- Some reports of complaints over entry landscaping were discussed. Some owners have requested upgrades and if necessary consider increasing HOA assessments to pay for upgrades. Options were discussed on labor to plan, design, purchase, install, and maintain upgrades, and how to pay for upgrades. The Board will ask interested owners to a meeting to determine plans and volunteer labor to get involved in a project. The VP took an action to organize.

A new mop request from the pool manager for cleaning the clubhouse was approved. Policy for cleaning was reviewed after reports of post-reservation dirty conditions were discussed. The Board reiterates policy that reservation deposits can be with-held to pay for additional cleaning expenses.

A complaint was received about new construction conditions. The ACC was contacted and informed of the complaint. The Board took an action to discuss clean-up items with the owner. It is noted that construction and move-in was ongoing during the timeframe when the complaint was received.

No soliciting and Covenant Community signs are in development with color selection.

Owner complaints on fireworks debris were discussed. Research indicates no mention of fireworks in HOA restrictions, and that some county ordinances may apply. The Vice President took an action to post the county fireworks ordinance on social media.

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. The next regular meeting is planned for Feb 2nd.

The meeting was adjourned at 9:20pm.