

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 09 March, 2017

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

The meeting was called to order at 7:03pm.

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

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

- Feb and YTD profit/loss statements were reviewed and reconciled against bank statements.
- Since notice of lien letters were mailed last month, four out of the five outstanding assessment fee accounts were paid. One late fee of \$35 remains outstanding. A total of 1 unpaid member remains outstanding to date for 2016.
- Budget items for 2017 were discussed. Projected expenses in all categories were reviewed and aligned with revenue. Based on anticipated project expenses and approved expenditures, projected funds available for the upcoming 2017-18 fiscal period appear adequate.

Project Team items were discussed.

- Several volunteers have been identified for finishing the railing stain at the pavilion. John Lund to coordinate for weekend of April 22nd with a backup weather day.
- Landscaping team meeting on several occasions to review estimates. Eleven bids/proposals were reviewed for landscaping, lighting and irrigation. Companies reviewed were Gipson, Emerald, Eakes, Titan, Estes, Southern Comfort, MC Irrigation, B&C, In-Line, Richards, and Lowes. Big thanks to the landscaping team volunteers for all the leg work obtaining bids! The Board identified focus goals for this budget period to be maximizing curb appeal and getting the most landscaping improvement benefit for the available budget, fixing dead or diseased areas, and reducing future maintenance burden/costs.
- Decision was made to proceed with Eakes Industries for maintenance as the best value combination of services and cost. VP to arrange for meeting to review contract and approve.
- Decision to proceed with lighting fixes/upgrades at entry area, clubhouse and broken park fixtures.
- Decision to wash/repaint signs at entryway with volunteer labor. Decision to use the brickyard recommended enamel paint to refresh the lettering, and to remove the old JBH marketing sign.
- Decision to proceed on fixing entry and clubhouse irrigation systems with MC.
- Decision to proceed with Gipson for refresh/upgrade at entry, front sidewalk and clubhouse, based on best value and selection of durable low maintenance plantings with curb appeal. Modern edging approach and river rock to be included. Replacement of 2 problematic shrubs at wheelhouse to be included.
- Project forecast projection estimates to be updated with latest numbers and approved budgets.

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

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 April 20th.

The meeting was adjourned at 9:50pm.