

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Meeting Minutes - 07 March, 2019**

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

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The meeting was called to order at 7:35 pm.

Meeting minutes to date have been approved. Secretary took an action to transmit for posting on the BHE website.

Financial issues were discussed. General status of accounts and issues are:

- Reconciliation of accounts was completed for the prior period, and balances double-checked against statements including YTD and P/L. All invoices have been paid for the period. YTD expenses are tracking with expectations.
- No unexpected or unapproved expenses have been noted.
- IRS required 1099 and Property tax forms have been completed and filed.
- There are 4 outstanding dues for the current year. Board members continue actions to contact owners for resolution. Statements and late fees have been sent to all unpaid. Liens are to be filed in April for those still unpaid at that time.
- A review of the developing 2019 budget was completed.

Board members reviewed the following items:

- The main entry gate to the pool area has been damaged by freezing water during the winter, causing some of the support bars to split. The problems will be inspected and VP took an action to investigate repair options.
- Pool and landscape contracts were reviewed and verified. All work planned is approved. Landscape progress with the new contractor has been significantly better and a refresh of the park has been completed.
- Drainage and conduit problems at the clubhouse have been completed. Results were inspected during rain events and the repairs are functioning properly.
- An asphalt sealing company has been contacted for the parking lot and a quote is due in March.
- Communications with the ACC are ongoing on new construction approvals.

Covenant issues:

- A discussion of covenant issues and status was completed.

The meeting was adjourned at 9:00pm.