

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Meeting Minutes - 08 August, 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 7:02 pm.

Previous minutes were reviewed - approval is pending email.

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

- YTD expenses are tracking with expectations.
- No unexpected or unapproved expenses have been noted. Bills were reviewed and processed for payment.
- The Treasurer reported there are 7 unpaid assessments as of August.
- Overdue assessments are to be tracked for faster closeout action this year.
- VP took action to check on possibility of securing a debit card with Regions Bank to streamline processing of some payments.
- The final payment to All-Star is approved for release, in accordance with contract agreement.

Board members reviewed the following items:

- Project and maintenance items were discussed.
- The condition of clubhouse and reservation issues was discussed. Cleanliness of the clubhouse is often not adequate after some reservations, and significant cleaning afterward is required. A decision was made to modify the reservation agreement to allow for better recovery of cleaning fees at a rate of \$15 per half hour. Members will be notified on reservation checklist and by updated policy. Other changes will be considered to ensure the clubhouse is properly maintained.
- The frontage ditch is still scheduled to be re-graded by the county in August.
- Contractor parking and dumpster location during construction were discussed. The lot owner and contractor were contacted and have agreed to move the dumpster out of the roadway and to alter parking locations to improve traffic flow.
- Clubhouse painting conditions were discussed. All painting contractors contacted to date have been non-responsive. Additional efforts to obtain estimates will be pursued in the coming weeks.
- Parking lot re-surfacing was discussed. Project team presented quotes and discussed. A decision was made to hire Hugh Riley with Sealcoat for the work as the most affordable. A "No" was voted on parking striping, and "Yes" on walkway striping as the best affordable approach. Secretary took an action to contact the contractor for work scheduling. Additionally, an action was taken to look at the cost of adding reflectors to the walkway.
- An owner complaint was discussed regarding use of easements along the river and vandalism/damage to private property.
- An owner suggestion was discussed for installing dog waste stations. Options being evaluated typically cost \$300. Costs for cleaning/emptying/refilling and repairs also need to be evaluated. Locations were discussed including park entry area.

The meeting adjourned at 8:40pm.