

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Meeting Minutes - 11 April, 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 7:00 pm.

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.
- Collection efforts have resulted in 2 payments, leaving 2 outstanding dues for the current year. Board members agreed to contact owners for resolution one last time before lien filing.
- A review of the final 2019 budget was completed with a 144 lot baseline. The budget was balanced with unanimous agreement on line items and amounts.
- The Board discussed potential projects, priorities and allocations of project funds for the 2019 budget year.

Board members reviewed the following items:

- The main entry gate to the pool area was inspected and repairs can be deferred to next year.
- Pool work has been completed and should be ready for opening in May. Tentative opening date is May 1<sup>st</sup>. Thanks to all who volunteered to help with the largest Berry Hill project!
- Landscape progress with the new contractor continues to be much improved.
- Sprinkler system opening and minor repairs are scheduled in the next 1-2 weeks.
- Pressure washing has been started on the front fence, and will proceed to other common property areas in the coming weeks as weather permits.
- April 25<sup>th</sup> has been scheduled for the HOA membership spring meeting.
- May 2<sup>nd</sup> has been scheduled to compile mailings.
- The Board discussed ideas to increase the timeliness of all dues payments. Modifications to clubhouse privileges and the lien deadline policy are under discussion.

The meeting was adjourned at 8:40pm.