

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Meeting Minutes - 11 July, 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.

Previous minutes have been approved.

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

- Complete review of reports deferred to next meeting. YTD expenses are tracking with expectations.
- No unexpected or unapproved expenses have been noted. Bills were reviewed and processed for payment.
- The Treasurer estimated percentage of assessments paid to date is strong for the period.
- Overdue assessments are to be tracked for faster closeout action for this coming year.

Board members reviewed the following items:

- Project and maintenance items were discussed.
- Landscaping conditions were discussed including the occasional need for special cleanup or other one-time maintenance requirements, such as temporary cutting/weeding around the Winchester frontage during the county ditch grading work. The Board decided to approve \$100 of work completed by the landscaping company for additional time spent weed eating the frontage ditch due to the need for re-grading.
- VP took an action remind neighbors on trash pickup schedules and on proper disposal of paint and other chemicals.
- Condition of lighting and pavilion fans at the park was discussed. Inspections are to be made by the project team to assess conditions.
- Clubhouse painting conditions were discussed. Estimates are to be obtained in August.
- Parking lot re-surfacing was discussed. Project team took an action to compile quotes for the next meeting. Preliminary decision was made, pending review, to hire Hugh Riley with Sealcoat for the work as the most affordable.

Election Status

- No other candidates submitted biographies to run for the Board during this election cycle, and no other candidates were nominated. The election is uncontested and the current Board members have agreed to serve for another term.
- VP took an action to send out an update letter to the neighborhood with results and other news.

The next annual meeting scheduled for 25 July is cancelled due to all the information having been provided at the recent April membership meeting, and in the update letter.

The meeting was adjourned at 8:30pm.