

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 30 June, 2019

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

The meeting was held via email and telephone due to scheduling requirements.

Financial reports were deferred to next month. No unusual issues or expenses to discuss.

Board members reviewed the following items:

- The pool shower piping has burst above the main valve and requires repair. One quote was received for \$240 from Mr. Rooter. Grover Plumbing provided another quote of approximately \$100. The Board decided to hire Grover and to replace two toilet valves at the same time to save trip fees. VP to schedule the work.
- Septic tank pumping was discussed. After inspection by Mr Rooter, the company advice is pumping is not required at this time. The tanks are generously sized for the clubhouse application and the winter season with less traffic provides ample time for enzymatic action to break down waste, compared to a typical residential installation.
- The supervisor (Buck) at the County Shed was contacted to discuss problematic drainage along the Winchester Road frontage of the neighborhood. The county has agreed to dredge the ditch due to poor drainage. Normally, the area grass will re-grow on its own after the work is completed. The Board will revisit the issue if needed.
- Complaints on unmowed lots and landscaping problems were discussed. Owners on Southberry and Tellico have been notified. Quotes for mowing and bush-hogging have been obtained by the Board and provided to absentee owners as an option to get the work done expeditiously. Owners have been helpful and interested in resolving the problems. In addition, a general information email was sent to all residents reminding of the requirements to maintain landscaping and mowing.
- Complaints on discarded fencing were discussed. Some owners have replaced fencing and left the old removed materials on the curb for large item pickup. The county was contacted about pickup schedules for this type of debris. The county does pick up old fencing and similar wood items, however, it is done on a reduced schedule due to only one truck being available for this purpose. The county advises owners to consolidate such waste at the normal large item curb location and the truck will pick up as soon as possible.
- Complaints about service trucks, such as landscaping trucks, being parked too close to the entrance. The contractor was notified of the problem and has agreed to adjust parking to relieve the entrance congestion.
- A request was received by the Board to look at installing doggie doo stations around the neighborhood. The Board is evaluating the costs and options.
- Bryan Krause has been following up on volunteer work to obtain bids for parking lot resurfacing. Thanks Bryan!

The meeting was adjourned at 8:15pm.