

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Spring Membership Meeting Minutes - 25 April, 2019**

Attending: Ron Wright (President), Karen Lund (Vice President), Lynn Kirksey (Treasurer), John Lund (secretary acting), and neighborhood membership (see attendance list).

\*\*\*\*\*

The meeting was called to order at 7:06 pm.

Agenda materials were distributed and a sign-in sheet was provided.

The President provided an introduction and welcome to neighbors.

- Improvements to the website and the facebook page have improved neighborhood communications. Residents are reminded to ensure their contact information is updated with the HOA, and junk filters turned off for HOA email addresses/domains.

Financial issues were discussed. General status of accounts are sound.

- Reconciliation of accounts was presented for the prior period, and statements including YTD. YTD expenses tracked with expectations. The 2019/20 budget was discussed and assessments will be held at the current level.
- Pool renovation was completed without a special assessment, which is the single largest HOA expense item. Thanks to all who volunteered to help with this major project.
- Pool and drainage repair expenses were shown on the budget actuals.
- A question was asked about clubhouse reservations expense: This is the line item for all clubhouse and pool regular maintenance handled by the two clubhouse managers, including cleaning, reservations, supplies, garbage, etc.
- A question was asked about the pool payment schedule: The Board negotiated the final 25% payment to be due after the May 2019 dues were collected to allow greater flexibility in getting the work completed.
- A question was asked about clubhouse expenses: There are monthly fees for clubhouse wireless internet for guest use, for service to the clubhouse TV, and to allow electronic locks and thermostats to function.

Board members reviewed projects completed during the year and planned for the coming period.

- Thanks to all volunteers for helping to keep costs down, and projects successful.
- Improvements to the landscaping and the new contractor were discussed.
- Dan D. stated that parking lot lighting was important for safety and to discourage misuse.
- Larry H. stated that walkway striping on the neighborhood roads was important for safety.

Dues collections and election planning schedules were discussed.

- Documents were made available at the meeting for those who wished to make assessment payments.
- The upcoming assessment mailing will include approved budget information.

A Community Watch update was provided:

- County crime statistics and trends were reviewed.
- There are a high number of cases where potential thieves are casing neighborhoods and checking for unlocked doors on cars and homes while people are away during work hours.
- Law enforcement advises everyone stay aware of surroundings and post unusual observations on community websites and call local sheriff's office.
- The three ways to communicate items within the neighborhood are mail, email, and Facebook.

The floor was opened to neighbors for comments/questions:

- Dan D. stated it was good to stay in touch with the River Walk subdivision to share ideas on improvements.
- Rob B. presented an opportunity for neighborhood participation in a seminar on personal safety, offered at a reduced rate of \$10, April 30<sup>th</sup>, from 7:00-9:30. This is the "Refuse To Be A Victim"

program. Led by a certified instructor, the seminar includes take-home materials and helps people develop a personal safety strategy. Events will be scheduled to meet demand for every 10 people who sign up.

- Brian K. asked for a copy of the project planning spreadsheet.
- Cheryl M. welcomed new members to the neighborhood.
- James E. asked for a reference to rules for detached garage construction. (Contact the ACC committee for application questions, and all rules can be found on the website in the Berry Hill Covenants documents.)
- Cheryl M. noted that county large item pickup is the second full week of each month.

The meeting was adjourned at 8:05pm.