

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 02 Apr, 2020

Attending: Ron Wright (President), Christie Key (Vice President), Karen Lund (Treasurer), John Lund (secretary acting)

The meeting was called to order at 7:00 pm.

Previous minutes were deferred.

Financial issues were discussed during the Treasurers Report. General status of accounts and issues are:

- Reviewed March expenses and breakouts by category, including Jan-Mar totals for the QTR.
- Monthly and YTD expenses are tracking with expectations.
- No unexpected or unapproved expenses have been noted. Bills were reviewed and will be processed for payment on Apr 3rd. March bank accounts and balances were reviewed and were reconciled.
- The 2020 budget was discussed and approved.

Board members reviewed the following items:

- Covenant issues discussed. A complaint was received about discarded oil. The Board has contacted the owner, who has agreed to inspect the problem. The county utility/water department was contacted by the complainant, resulting in a county inspection, but no action was taken by the officials.
- The neighborhood survey was discussed. Thanks to volunteers who made the web-survey possible and user friendly! Preliminary results were:
 - o 36 responses were received out of 146 homes. (~24%)
 - o The following items were generally supported: Waterwheel and pond removal - simplify wheelhouse facade; Park gate fix; Increased security cameras; Playground equipment; Digital pool gate lock; Limited kitchen refreshing with minimal expense.
 - o The following items were generally not supported: Comprehensive landscape upgrades; Tennis courts.
- The Board is sensitive to the current COVID19 situation and those in the neighborhood who are experiencing hardships. Payment guidelines for this year's dues assessments were discussed. Survey results were negatively impacted by the situation as well.
- The annual dues mailing was discussed. Decision was made to allow an extra 30 days on payment receipt deadline. Treasurer and VP took an action to draft letter.
- Work for clubhouse exterior paint/caulk maintenance and minor trim repairs was delayed due to COVID19 situation.
- Secretary has an action to update planning spreadsheets for upcoming meetings.

The meeting adjourned at 9:20pm.

Next meeting is planned for May 7th.