

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

Attending: Ron Wright (President), Christie Key (Vice President), Karen Lund (Treasurer), John Lund (Secretary Acting), Brian Cook

The meeting was called to order at 7:20 PM

Previous minutes to date are approved.

Financial issues were discussed during the Treasurers report.

- Reviewed June expenses and breakout by general category.
- Monthly and YTD expenses are tracking with expectation. The budget remains balanced.
- There are currently 16 residents past due for HOA fees. Another reminder will be sent before a fee is applied.

Board Members reviewed the following items:

- Covenant Issues discussed. A complaint was investigated in regards to animal control. The board decided to send a friendly reminder to the neighborhood about pet etiquette especially while residents are walking their pets around others yards. Action was given to Ron.
- Flock Safety installation to be completed next week. Discussion followed on working with River Walk in the future to enhance cooperation and decrease cost.
- John Lund has volunteered to serve on the ACC committee. The committee has nominated John Lund as their chairperson. In order to serve in this capacity, John resigned his role as acting secretary.
- Brian Cook has volunteered to be the secretary, and has been elected by the board
- Current updates to projects were discussed. Clubhouse repairs/painting finished. Wheel house plans were discussed. Brian Cook volunteered to try to drain the plastic liners in front of the wheel house. Options to repair or replace the missing wheel spoke will be investigated by Brian and John.
- An update to the playground was discussed. It was agreed that the swing seats can most likely be replaced. Options will be discussed by the board after the budget is tracked for another quarter.
- The board remains sensitive to the current COVID19 situation as local numbers of cases are on the rise. No changes were made in regards to the current protocols in place such as no guest at pool, and no booking the clubhouse for get-togethers.

Meeting adjourned.

Next Board Meeting planned for: **August 6th at 7:00**

HOA Annual Meeting planned for: **August 27th at 7:00**