

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes 06 August, 2020

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

The meeting was called to order at 7:05 PM

Previous minutes to date are approved.

Financial issues were discussed during the Treasurers report.

- Reviewed July expenses and breakout by general category.
- Monthly and YTD expenses are tracking with expectation. The budget remains balanced.
- An update was given on outstanding HOA fees from residents. Intent to file lien notices will be sent this month.

Board Members reviewed the following items:

- ACC Report: A report was given on the approved submissions and about requests that are still awaiting more information to be approved. It was reported a template is being made to post on the HOA webpage to make it easily accessible to all residents and to eliminate confusion. Draft ACC guidelines will be reported to the board for approval before posting on webpage.
- Complaints Received:
 - A complaint was received about the current condition of some of the pool furniture. The board discussed strategies to replace the furniture in the future, but understands it cannot be all replaced at once due to high priority items expected in the coming years.
 - A complaint was received about the lawn care service running into the slide at the playground. The board discussed potential actions to be taken.
- Current updates to projects were discussed.
 - Flock security system is up and running. The president was able to address some issues brought to his attention by grabbing license plate numbers and providing to the police department.
 - The water features by the wagon wheel have been drained.
- Annual renewal and coverage review of the HOA insurance policy was discussed. Karen Lund has the action to coordinate with J Smith Lanier.

Meeting adjourned at 8:16

Next Board Meeting planned for: **September 3rd at 7:00**

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