

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Annual Membership Meeting Minutes 27 August, 2020**

Attending: Ron Wright (President), Christie Key (Vice President), Karen Lund (Treasurer), John Lund (ACC Chairperson) and Brian Cook (Secretary): List of all neighbors in attendance is listed on separate attendance sheet.

The meeting was called to order at 7:07 PM

Due to the COVID-19 pandemic this meeting was held primarily virtually to allow for social distancing due to limited space in the club house. Some members were invited to attend in person who had difficulty with the virtual option. Members were invited to attend the meeting in the May mailing, and each family was emailed an invitation in advance of 10 days.

The president provided an introduction and welcome to the neighbors.

Financial report was given by the treasurer

- Year to date expenses presented
- Quick review of 2019 total income and expenses, 2020 budget as well as a short term and long term projection planning spreadsheets.
- Projections show an increase in dues for 2021 is likely
- The financial report will be posted on the HOA website for those who wish to look closer. Questions can be addressed to the treasurer any time. [treasurer@berryhillestateshoa.org](mailto:treasurer@berryhillestateshoa.org).

Project Report:

- An update was given on the major projects for 2020, Clubhouse exterior refresh, Flock camera installation and a new pavilion fan are completed.
- Remaining projects are 1) filling of wheelhouse ponds and 2) if funds are sufficient, replacement of playground swings. Replacement of pool furniture is planned to begin in 2021. Top priority next spring is assessing club house HVAC system and ensuring funds are available if replacement is needed.
- The Flock security camera system was discussed in more detail. The president gave examples of how it is being used in the neighborhood.

Covenants update:

- The Covenants have been consolidated.
- The covenants remain intact. The consolidation removes verbiage that does not pertain to Berry Hill Estates and removes redundant language that has been added over the years as amendments were made.
- The updated covenants are posted on the HOA website:

[https://berryhillestateshoa.org/wp-content/uploads/2020/08/BHE\\_Covenants\\_2019.pdf](https://berryhillestateshoa.org/wp-content/uploads/2020/08/BHE_Covenants_2019.pdf)

Coronavirus protocol update:

- No guests allowed at the pool continues so that BHE residents can have access without overcrowding at the pool. Please bring your own cleaning supplies and clean up after yourself at the pool.
- We will begin 1 reservations per week at the clubhouse soon.

The floor was opened to neighbors for comments/questions: A summary of the responses is shown in blue.

- Cheryl M. commented it would be a good idea to distribute the agenda ahead off the meeting in the future
- Cheryl M. How much of an increase to the HOA dues could be expected. She also asked how many more lots could be built on in the neighborhood. [\\$40 dues increase is currently being looked at. Discussion and planning will continue before a final decision in the spring. No more additional dues from un-purchased lots, all lots are currently privately owned.](#)
- Michael O. Stated his gratitude for the Flock system
- Dan H. Asked how the Flock system worked and if it uploads data to the cloud nightly. He also asked if the HOA paid for the cloud usage. [Answer: The Flock system costs \\$2,000 per year per camera. This fee includes the Cloud storage.](#)
- Paul R. Asked if there were any Christmas Traditions in the neighborhood that a new resident should know about. [Answer: No, other than decorations do go up. Ideas and volunteers to organize Christmas activities are welcome.](#)
- Jody T. stated the Flock was well worth the money and that the pool furniture should be made a high priority
- Carol P. asked if there have been any incidents in the neighborhood since acquiring the Flock system.

Meeting adjourned at 7:37 pm

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

**Berry Hill Estates (BHE) Home Owners Association (HOA)  
Board of Directors  
Annual Membership Meeting Attendance 27 August, 2020**

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

In person: John Smith

Virtually: Paul Rutherford, Michael Owens, Miranda Evans, Jessica Walker, Carol Price, Joyce Jenkins, Steve Payne, Matthew Ernst, Roger Gibbons, Dan Harn, Shani Bowen, Jody Thomas, Cheryl McAuley, Chris Fortier

Note: The attendance is based upon who logged into the meeting virtually. Some families shared a logon.