

Berry Hill Estates (BHE) Home Owners Association (HOA)

Board of Directors

Meeting Minutes 11 February 2021

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

*Due to scheduling conflicts and no pressing issues no board meeting was held in January.

The meeting was called to order at 7:10 PM

Previous minutes to date are approved.

ACC Report

- Report given on requests to ACC. New home approval process at 112 Tellico ongoing. Full submittal information not received. Remain in contact with lot owner.

Financial Report

- Reviewed December and January expenses and breakout by general category.
- Monthly and YTD expenses are tracking with expectation. The budget remains balanced.
- Online payment update: Discussed online payment options for residents to pay HOA fees. No easy solution has been identified.

Budget Preparation:

- Discussed 2021 Budget
- Unanimous agreement that HOA fees will be increased by \$50 to cover increased expenses.
- Actively looking for cost reductions to balance 2021 budget at \$450/lot.

Board Members reviewed the following items:

- Current updates to projects were discussed.
 - Flower bed by wheel house at front entrance
 - Discussed adding perennials that have been offered for free
 - Updating swing set at park

- Funds available to update swings and put substrate material under swings for safety
- Options being put together for path forward
 - Porch Painting and sign repair discussed. No estimate received to complete yet
- Resident initiated meeting with Huntsville utilities to discuss running natural gas lines
- Covenant Issues/Complaints received:
 - Old complaints resolved. No new complaints.
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Meeting adjourned at 8:39

Next Board Meeting planned for: **Monday, March 8th at 7:00 PM**