

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

Board of Directors

Meeting Minutes 8 March 2021

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

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 February expenses and breakout by general category.
- Monthly and YTD expenses are tracking with expectation. The budget remains balanced.

Budget Preparation:

- Discussed 2021 Budget priorities and strategy to balance in upcoming year.
- Actively looking for cost reductions to balance 2021 budget at \$450/lot.
- HOA Membership meeting planned for April 22nd at 7:00

Board Members reviewed the following items:

- Current updates to projects were discussed.
 - Flower bed by wheel house at front entrance
 - Finished planting donated flowers by the wheel house and at the entrance of the neighborhood.
 - Updating swing set at park
 - Discussed all of the available swings made by the manufacturer of the current swing set up. Agreed to look for more cost effective options.

- o 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:
 - o Old complaints resolved. No new complaints.

Meeting adjourned at 8:09

Next Board Meeting planned for: **Thursday, April 8th at 7:00 PM**
HOA Membership Meeting: **April 22nd at 7:00 PM**