

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

Board of Directors

Meeting Minutes 06 November, 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 7:04PM

Previous minutes to date are approved.

ACC Report

- Online requests are up and running.
- After question raised by homeowner about installing a shed, discussed adding shed/storage building in the ACC guidelines. New lot has started preparation for construction, no communication with HOA yet. ACC is following up with communication.

Financial Report

- Reviewed October 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. Only one resident has not paid in full.

Board Members reviewed the following items:

- Current updates to projects were discussed.
 - o Water features
 - Filled with top soil previously
 - Discussion about planting shrubs
 - o Updating swing set at park

- Expected to have funds to update swings and put substrate material under swings for safety
 - Brian Cook took action to look into options and pricing
- Porch paint and sign repair
 - Paint is already purchased
 - Karen took actions to get estimate for repair
- Discussion about checking if lights are working at the park
 - Ron took action to drive by at night to check
- Complaints received:
 - Previously received complaint about junipers blocking view while resident drove out of neighborhood
 - They have been trimmed back
 - Complaint received about fascia
 - Ron reached out , but no response to date
 - Karen took action to reach out again
- Club house reservations are up and running after policy was updated with COVID-19 precautions. Reservations have been received successfully. No issues reported.
- Christy took action to make sure pool area is locked after it has been winterized.

Meeting adjourned at 8:34

Next Board Meeting planned for: **Thursday, December 10th at 7:00 PM**