

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

Board of Directors

Meeting Minutes 08 October, 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 7:11 PM

Previous minutes to date are approved.

Financial Report

- Reviewed September 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. One home owner has not paid their dues. ACC Report:
- ACC guidelines were completed and posted on the BHE website
- Home owners have started successfully using the new automated process
- Status was given on ACC requests and those still being processed.

Board Members reviewed the following items:

- Current updates to projects were discussed.
 - Water features were filled with top soil
 - Plan to plant in near future
 - Spoke put back on wheel at the wheel house
- Consolidated covenants have been posted to BHE website. Notification to homeowners made through annual meeting discussion, Facebook post and email.
- Junipers were trimmed after complaint received about them potentially blocking vision for drivers as exiting the neighborhood
- Playground discussed but tabled until verification that funding is available

- Fascia complaint received by homeowner previously
 - Ron reached out to homeowner but no response received
 - Karen will try to reach out in the future
- Flock Security System
 - Discussion ongoing with River Walk neighborhood regarding the Flock security system.
 - This would potentially reduce BHE cost of the Flock system.
 - Would need to work out coordination of using the system between neighborhoods if one camera at both neighborhood entrances
 - Successfully identified vehicle involved in construction material theft and delivered to police.
 - Discussed flock search documentation to show how it is being used to make the neighborhood safer
- Annual renewal and coverage review of the HOA insurance policy was discussed. Karen iterated with insurance, awaiting new quote to be issued
- Club house reservations are up and running after policy was updated with COVID-19 precautions. Reservations have been received successfully.

Meeting adjourned at 8:34

Next Board Meeting planned for: **Friday, November 6th at 7:00 PM**