

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 02 June, 2022

Attending: Ron Wright (President), Christie Key (Vice President), Karen Lund (Treasurer), John Lund (ACC and temp secretary).

The meeting was called to order at 7:45 pm.

Previous minutes from the May meeting are approved.

Financial issues were discussed during the Treasurers Report. General status of accounts and issues are:

- Reviewed May expenses and breakouts by category.
- Monthly and YTD expenses are tracking with expectations.
- No unexpected or unapproved expenses have been noted. Bills were reviewed and processed for payment. June bank accounts and balances were reviewed and were reconciled.
- Reimbursements were approved for purchased supplies and repair/replacements.
- Collection of dues continues with 16 outstanding left to pay as of today. Late fees will be applied this week to unpaid accounts. Board members have action to contact all applicable owners.
- BIG thanks to all who have paid on time! Prompt payments help keep neighborhood costs down, reducing efforts and expenses for collections.

The ACC received a query on a possible future fence. No other packages have been submitted. The ACC thanks all homeowners for submitting complete plans and supporting timely reviews.

Board members reviewed the following items:

- Status of the pest/lawn/landscaping chemical services re-bids were discussed. Waynes, Kirkland and TDI were reviewed. Waynes appeared to be the best value and includes rodent control. Termite service comparisons are underway.
- Lighting repairs and replacements have been completed. The Board has received good feedback on visibility improvements.
- Missing and damaged bushes have been replaced. Dirt was added to the wheelhouse landscaping beds. Bushes and flower bulbs were reset. Many thanks to all the volunteers who helped with this work!
- Slide replacement plans are continuing. Personnel labor, tools, materials and backhoe service will be required for support of the installation.
- The approved pavilion repair contractor is scheduling for the work and to start.
- General clubhouse/pool operating status was discussed. A decision was made to revert operating procedures to pre-COVID practices, based on current municipal and state-wide health guidance.
- The electrical timer controlling the pool post lanterns is not functioning. A decision was made to have the electrician fix the problem.

The meeting adjourned at 9:25pm.

Next regular meeting is planned for July 14th.