

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Meeting Minutes - 14 July, 2022**

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

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

Previous minutes from the June meeting are pending via email.

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

- Reviewed June 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.
- Pool equipment repairs performed by Anders were reviewed.
- Collection of dues continues with 7 outstanding left to pay as of today. Letters have been mailed to all applicable owners.

The ACC had a few questions submitted on future projects, one submission for approval of a gazebo, and one submission for approval of a patio roof. No problems have been encountered. The ACC thanks all homeowners for submitting complete plans and supporting timely reviews.

Board members reviewed the following items:

- Status of lawn/landscaping services and potential for alternate contractors. Flower and shrub replacements were discussed.
- Big thanks to everyone involved in the spring snow-cone party! Fun was had by all who attended. Extra thanks to volunteers who manned the snow-cone station and provided other goodies.
- Big thanks to volunteers who cut-up the fallen tree in the park.
- Chemical services and pest control have been consolidated with Waynes. Transition to the new services has gone smoothly with no issues. Termite services are being scheduled.
- Slide replacement plans are continuing. Personnel labor, tools, materials and backhoe service will be required for support of the installation. A backhoe contractor has been identified.
- The approved pavilion repair contractor is scheduling for the work and to start. Firewood will have to be moved temporarily to allow room for the cleaning, staining and stone repair work.
- Covenant issues were discussed.
- The summer membership letter is under development. Topics will include election updates, various reminders for general awareness, recent topics raised by the membership and other news of the neighborhood. US Postal Service notification about mail box maintenance will be included.

The meeting adjourned at 9:10pm.

Next regular meeting is planned for August 2nd.