

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Meeting Minutes - 02 July 2024**

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

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The meeting was called to order at 7:00 pm.

Previous June minutes were distributed via email for approval.

ACC report: One new submission for a detached garage. Approved.

Financial issues were presented during the Treasurers Report and via email. General status of accounts and issues are:

- Reviewed expenses and breakouts by category.
- Monthly and YTD expenses were reviewed.
- No unapproved expenses have been noted.
- Bank accounts and balances were reviewed and were reconciled.
- Checks and reimbursements for approved purchased supplies will be processed during the week.
- 2024 dues collections are progressing. Six owners remain unpaid as of this meeting. The Board members will continue communications for completing collections.

Board members discussed the following items:

- Comments received by the Board indicate some owners have shared their pool entry codes with non-residents. Owners may have guests at the pool and park only when the owners are present. If outside people are found to be abusing use of BH common property, the codes will be deactivated for those owners.
- Participation in the Neighborhood Watch program. Support from the Madison County sheriff's department has fallen off as county personnel have been assigned to other duties, and this does not appear likely to change in the near term. Arrangements will be made to hold a neighborhood meeting on September 12<sup>th</sup> to engage support for the program or to conclude participation.
- Completion of the Pool fencing repair project. Schedule coordination is continuing for the remaining work. The contractor has the list of remaining items to complete/fix and has made additional progress. Hooks for safety equipment are some of the remaining items. Locks for the rear service gates have been installed.
- The planned park gate repair is higher priority due to continued community feedback on operation problems.
- Volunteers will be organized to install the doggie bag station on August 18<sup>th</sup>.
- General outreach for volunteers.
- Community issues and complaints/suggestions.

The meeting adjourned at 8:45pm.