

Berry Hill Estates (BHE) Home Owners Association (HOA)
Board of Directors
Meeting Minutes - 4 Jan 2024

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

The meeting was called to order at 7:05 pm.

Previous minutes were approved via email. The December meeting was deferred.

ACC report: One submittal for the last house in the neighborhood. Information is in process. No issues identified to date.

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 discussed.
- No unapproved expenses have been noted. Bills were reviewed and processed for payment. Bank accounts and balances were reviewed and were reconciled.
- Reimbursements were approved for purchased supplies and repair/replacements.
- Development of the 2024 annual budget was discussed. Expense items were reviewed for 2023 actuals and expected changes/increases for the coming year.

Board members discussed the following items:

- Various park, clubhouse and pool area maintenance issues were discussed. Mulch refresh for the park play area was approved.
- Madison County water department has been repairing water main leaks in the neighborhood.
- 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 stated intention to resolve all outstanding work. Some of the list items have been completed.
- Community issues and complaints/suggestions.

The meeting adjourned at 8:45pm.