

**Berry Hill Estates (BHE) Home Owners Association (HOA)**  
**Board of Directors**  
**Meeting Minutes - 03 June 2025**

Attending: John Lund (President), Christie Key (Vice President), Richard Howell, Karen Lund (Treasurer)  
\*\*\*\*\*

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

Previous May minutes were approved via email.

ACC report: No submissions for this period.

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

- Expenses and breakouts by category were reviewed with QB report.
- No unapproved expenses have been noted.
- Bank accounts and balances had no unusual activity.
- Checks and reimbursements for approved purchased supplies will be processed during the week.
- The status of annual HOA dues payable by May 31st is approximately 27 owners have not paid, or made arrangement for payment, by the due date. The treasurer will follow up with owners on payments and assessment of late fees as necessary.

Board members discussed the following items:

- The gate and shower repairs were completed.
- A few damage and behavior issues at the pool have been resolved.
- Minor repair issues were discussed. Gate exit knob will be replaced and the park light fixture will be re-fastened.
- General discussion of owner feedback and covenant issues.
- The replacement of dead bushes and dirt installation was discussed. Emerald Green has go-ahead for entrance, clubhouse and park entry with a maximum approved limit.
- Volunteerism for service on the HOA board was discussed.

The next board meeting is planned for July 8th, 7:00pm

The meeting adjourned at 8:20pm.