

## BRANDMILL HOA MEETING 02/19/2018

CALLED TO ORDER AT 7PM; Board Members present: Andy White, Paula Wilkerson, Mike Mower, and James Harris, Jerri Craig.

Minutes reviewed and accepted from the January 2018 Meeting.

### COMMITTEE REPORTS:

ARC: Merrill Ridgeway heading the ARC. One sunroom and one roof request approved. Discussed procedure to make changes and if unsure it is better to submit an ARC request to ensure in compliance. There was a question regarding sheds and tree removal and homeowner advised to submit ARC request.

It was clarified that the ARC are not enforcers; if a homeowner makes changes without ARC approval and the change contravenes the Standards and Covenants then it becomes a Board issue to resolve. The ARC only reviews applications and lets the homeowner know if the proposed change is within the standards/Covenants.

WELCOME COMMITTEE: The list of current homeowners is up to date.

POOL COMMITTEE: Some issues with the water fountain and a toilet leaking and Andy addressing this. Plan to open pool March 31<sup>st</sup> –weather permitting and plan to have a opening party/cookout as usual. Mrs. Ridgeway will be taking over fob control for the pool.

WEB PAGE: No new updates and all is working well.

YARD OF THE MONTH: completed for the year; will be looking for volunteers to take over as begins in April.

HOA PHONE LINE: No issues to report. Still looking on updating the system.

COMMUNITY STANDARDS: Jane presented sample flyer to be posted on doors to remind homeowners/occupants of the rules regarding garbage cans-still having problems with them being out over 24 hrs once garbage is collected and many are visible from the street.

The shed visible from the Boulevard: Andy spoke with the resident who is a renter. The house was foreclosed on 2 months ago and Andy has sent a letter re: the shed and the fact that HOA dues are outstanding from 2017 and 2018 currently to the company holding the property.

Metal roofs: proposal done and needs to be reviewed before being sent out for community to vote.

TREASURY REPORT: Sweep account: approximately \$94, 374.74. Andy will continue to work with homeowners who are delinquent. Andy anticipates that we will have about 90% of homeowners who will pay their HOA fees (based on historical data). There remains a small group of 4 homeowners who

have not paid for years. We are starting to receive 2018 HOA dues. Our current outstanding fees are \$77, 990.00 (2018 fees: \$43, 294.00 and 2017 fees: \$34, 696.00).

**NEW BUSINESS:**

Beautification Committee: Overall the plantings are doing well and the community feedback has been positive. Once posts are replaced the committee will look at plantings for that area.

Pavilion: Merrill did look and thinks that it is structurally sound and that a repair can be made to a section of damaged roof and estimates would be less than \$1000.00 if we do the repair ourselves. If anyone is interested in helping please contact the HOA line or send email thru the [BrandyMill.org](http://BrandyMill.org) website. No projected date for this to start.

Fencing: There is a 8ft fence along the boulevard that will need to be replaced as the boards are not properly attached, Andy attempted to repair/secure but was unable to do so with the current condition of the fencing. There are also a couple spots on the boulevard that need 4x4s replaced and some near the pond. We are waiting on bids.

Tree fell from easement into yard on Wainwright and Andy to assess.

Andy will attend the next city council meeting to address ongoing concerns regarding the traffic and access into/out of the neighborhood.

FYI: Andy states that the HOA does own a power washer that homeowners can use to clean their houses. If interested please call the HOA line.

Meeting adjourned at 1946.