

BRANDMILL HOA MEETING 03/19/2018

CALLED TO ORDER AT 7:07PM; Board Members present: Andy White, Paula Wilkerson, Mike Mower, and James Harris, Jerri Craig.

Minutes reviewed and accepted from the February 2018 Meeting.

COMMITTEE REPORTS:

ARC: Merrill Ridgeway heading the ARC. One solar panel and one patio door approved. Discussed procedure to make changes and if unsure it is better to submit an ARC request to ensure in compliance. There is a fine associated with not submitting an ARC form regardless of whether or not the proposed change meets standards. All homeowners must submit the ARC form prior to making changes. The current turnaround from submission to approval is a couple of days.

WELCOME COMMITTEE: The list of current homeowners is up to date. There are several (approx. 15) homes for sale in the neighborhood.

POOL COMMITTEE: Plan to open pool March 31<sup>st</sup> –weather permitting and plan to have a opening party/cookout as usual. Homeowners are being asked to bring their fob from last year to be reactivated and will get \$5.00 off the pool fees. Pool fees remain \$150.00 for the season. The sign will be on March 31<sup>st</sup> from 10am-3pm. There will be no sign up day on Sunday due to Easter holiday. You must be up to date with your HOA fees/payment schedule to join the pool. The cookout is for the community not just those wishing to join the pool so come and have a burger or a hotdog with us on 03/31/2018.

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. Still looking for volunteers.

HOA PHONE LINE: No issues to report.

COMMUNITY STANDARDS: 38 letters 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: still waiting for response from company that holds property and HOA fees are still outstanding for 2017 and 2018.

Metal roofs: There are no provisions in the standards and covenants that prohibit metal roofs. The proposal will be done to include standards relating to the metal roofs (similar to those done re: solar panels) to ensure appearance, coding. Merrill working on these and will present at next months meeting.

By-laws are still being reviewed and no word yet on expected completion date.

TREASURY REPORT: Sweep account: approximately \$101,405.69. 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: \$32,265.00 and 2017 fees: \$34,436.00).

**NEW BUSINESS:**

Beautification Committee: Committee looking to continue to add plants that are donated/free to enhance the boulevard. The committee did find good deal on several trees with a 1 year warranty (dogwood, cherry and plum tree). Wood fence replaced at no cost. Need pine straw at sides of entrance.

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 website. Plan to do in the spring.

Fencing: There are also a couple spots on the boulevard that need 4x4s replaced and some near the pond. We are waiting on bids.

Andy will attend the next city council meeting to address ongoing concerns regarding the traffic and access into/out of the neighborhood, meeting is 03/20/18

Board met with lawyer to review how we are functioning as an HOA and the feedback from the lawyer was positive.

James White resigned as board member/VP. Mike Mower elected to VP. Lou Yakunich nominated and accepted as new board member.

Pool-being prepared for opening 03/31/18; snake repellent and cut back of brush to be completed.

Yard Sale-community wide yard sale April 14<sup>th</sup>, Andy getting signs for same to be posted at entrance.

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 1944.