

Bermuda Run West HOA Board Minutes
January 4, 2022

- I. Call To Order
 - I. The meeting was called to order by President, Leigh Ann Joyce. In attendance were: Leigh Ann Joyce, Diane Guthrie, Chick Henn, Melissa Wittner, John Voris (Outgoing Board Member), John Nelms (Incoming Board Member) and Brenda Frucht
- II. Committee Reports
 - I. Welcome Committee – Gayle Compton
 - I. Three (3) new homeowners will be moving in by the end of January. Since October 2019 through January 2022 we have welcomed 22 new homeowners.
 - II. ARB (Architectural Review Board) – Sandy Beard
 - I. There were 57 requests processed by the ARB in 2021
 - II. Sandy requested that a reminder be sent out around tree removal and replacement
 - III. Communication Committee – Susan Hayworth
 - I. The committee confirmed that the processes currently in place with regards to communication will remain in effect in 2022.
- III. Approval of Minutes
 - I. Minutes from the previous meeting were reviewed and approved.
- IV. Administrative Notations
 - I. Discussed the use of an internal document management site for the Board to ensure easy transition and discovery of relevant Board Materials
- V. Old Business
 - I. Landscaping Feedback
 - I. Feedback from the residents survey was overwhelmingly in favor of keeping costs low and not adding additional services to the next contract
 - II. Concerns that were raised at the Annual Meeting were discussed with the current landscaper and will be addressed
 - II. Trees at #1 Green
 - I. The tree removal and replacement project has been completed.
 - III. Update on Payment of Lights
 - I. Duke Energy is searching for the contract to support the payment of the lights
- VI. Election of Officers
 - I. President – Leigh Ann Joyce
 - II. Vice President – Diane Guthrie
 - III. Treasurer – Chick Henn
 - IV. Secretary – Melissa Wittner
 - V. Special Projects – John Nelms
- VII. New Business
 - I. Lawn Service Contract

- I. John Nelms and Chick Henn will lead the effort to put the post 2022 Landscaping contract out to bid.
 - II. Neighborhood Beds Potential Project
 - I. A resident has suggested that we should find a way to assist those who cannot maintain their own beds with a volunteer assistance system. The Board will reach out to see if there is interest in creating a special committee to do this and/or try to determine neighborhood interest in terms of volunteers to participate.
- VIII. Board Reports
 - I. Special Projects
 - I. Backflow Testing – 121 residents participated in 2021
 - II. Snow Removal for Winter 2022 – 91 residents will participate
 - II. Finance
 - I. The final Finance report for 2021 was submitted and reviewed. The HOA ended the year over budget by \$1,936.24. We expect to recover this minor short fall in 2022. This included the unbudgeted item of tree removal (which was shared with Bermuda Run Country Club)
- IX. General Discussion
 - I. 133 households had paid their Homeowners dues by 1/1/2022
 - II. Meetings for 2022 will be:
 - I. April 5, 2022
 - II. July 12, 2022
 - III. October 19, 2022*
 - IV. *Note that the Annual Homeowners meeting has been moved to a Wednesday evening and will be held at the WEST clubhouse.