



**Bermuda Run West HOA Board Minutes
January 10, 2023**

- 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, John Nelms, Brenda Frucht and (incoming Board Members) Rosanne Peacock and Chuck Hummel.
- II. Approval of Minutes
 - I. Minutes from the annual meeting of November 29th were reviewed and approved.
- III. Administrative Notations
 - I. Discussed that the BR town council meets the second and fourth Tuesday of each month in the event that a board member would like to attend to discuss issues pertaining to our community.
- IV. Old Business
 - I. The need for a new HOA attorney was discussed with the termination of our previous one and it was suggested to consider the attorney from the Town of Bermuda Run; Brian Williams. The HOA will pursue and update everyone accordingly.
 - II. BRW HOA quarterly meetings were discussed and agreed upon as follows; March 28th, July 11th, September 26th and our annual meeting for October 17th
 - III. The board discussed the idea of rotating members both "on and off" the various HOA Board committees in an effort to assist those that have been on for a lengthy number of years and to give some new members an opportunity to serve.
 - IV. The board is going to continue updating Google Docs with all of the pertinent material and information and Brenda will begin to formalize a process for important documents and all minutes to be incorporated.
 - V. Performance goals for Brenda Frucht will be reviewed and signed off on; by John Nelms and Chick Henn.
 - VI. Attorney Rod Guthrie consolidated our covenants with the seven amendments into an updated, inclusive Covenants Document. The HOA Board will pursue recording these with the Town.

- V. Election of Officers- All positions were nominated by a Board Member, seconded and voted in the affirmative
 - I. President – John Nelms
 - II. Vice President – Diane Guthrie
 - III. Treasurer – Chick Henn
 - IV. Secretary – Chuck Hummel
 - V. Special Projects – Rosanne Peacock
- VI. New Business
 - I. A back-up to Sandy Beard is needed for the BRW Website as Ben Powell has declined the roll. Brenda Frucht has offered her support. We will begin a process for her to work with Sandy to learn all of the necessary information for our site access and regular information updating.
 - II. The BRW HOA Board will proceed with the objective of developing amendments to our Declaration concerning the issue of “Rental Property” in our neighborhood. This was reviewed with our previous attorney and a number of specific recommendations surfaced. Each will be discussed with a new attorney for legality and enforcement.
- VII. Board Reports
 - I. Special Projects
 - I. Backflow Testing – Rosanne Peacock to receive all of the previous information and detail from John Nelms
 - II. Snow Removal for Winter 2023 – Rosanne Peacock to receive all of the previous information and detail from John Nelms
 - II. Finance
 - I. Chick Henn discussed the year end 2022 budget results with the board and the HOA ended the year with net income of \$5,116.21.
 - II. Our year end 2022 Balance sheet was reviewed and Chick & Brenda recommended transferring our year end everyday checking account balance to the BR West IDA account and the Board agreed.
 - III. The BRW IDA account is now increased from \$36,069.59 to \$46,922.22
 - IV. We will pursue looking at some type of an interest bearing account for this IDA balance.
 - V. The 2023 Budget was reviewed and the Board agreed that this year’s budget looks fine
- VIII. General Discussion
 - I. Meetings for 2023 will be:
 - I. March 28th, 2023
 - II. July 11th, 2023
 - III. September 26th, 2023
 - IV. October 17th, 2023
 - V. *Note that the Annual Homeowners meeting will be discussed with Misty to see if we might be able to schedule this for Mulligans.
 - II. The majority of BRW Homeowners have paid their 2023 Dues by January 1st; Brenda and Chick have reminders going out to the very few that are missing.
 - III. The HOA meeting was adjourned with the next meeting scheduled in March