



BRW HOA ANNUAL MEETING

Meeting Agenda

October 24, 2024 BR West Clubhouse (Mulligans)

- I. Meeting called to order by John Nelms (President). In attendance Suzanne Hess (Vice President), Chuck Hummel (Treasurer), Chick Henn (Secretary), Ernie Sheldon (Special Projects) and Brenda Frucht (Administrator).
- II. Board candidate, Janet Huskins was introduced and further nominations from the floor were requested. No additional nominations were presented; therefore the Ballots were tallied and Janet was unanimously voted onto the 2025 BRW HOA board.
- III. Mayor Mike Brannon was introduced, and he gave everyone updates on the Route 801 widening project from Oak Valley to Route 158. This remains a priority, however, has been put on hold due to budget constraints with funds now directed to emergency relief in western North Carolina. Next, the development of Hillsdale Ridge, which is located on Hillsdale West Drive off Route 158, will encompass 153 townhomes. The second development that is under way is located across from Webb Way (near Webb Heating & Air Conditioning). That development will extend to Bermuda Run West; adjacent to BRCC Fairway #2. This new development is called "Townhomes of Bermuda Run" and the site plans show 213 townhomes.
- IV. Committee Reports:
 - a. Welcome Committee: Suzanne Hess, highlighted the number of new residents in BRW this past year and made suggestions on a variety of approaches to welcome new neighbors.
 - b. ARB Committee: Sandy Beard reinforced resident procedures for changes to home exteriors and landscaping along with the required approval of the ARB. All forms for the committee's review and approval are available from Sandy.
 - c. Communication Committee: Susan Hayworth talked about BRW Neighbors Website utilization, reminded everyone about Sandy Beard's ARB comments concerning closing garage doors when not in use, overnight street parking is prohibited and weed maintenance in flower beds is the homeowner's responsibility.

- V. Special Projects: Chick Henn reported that back flow testing will begin approximately November 4th through November 22nd. BRW has 126 homes requesting Alan Lakey's backflow services. Each resident will be billed individually for back flow services at the negotiated rate of \$50. Requests for snowplow services will be sent out in late November. A request form for snow removal signup will be sent via email from Brenda Frucht. The sharing library on Sycamore Commons Lane has been replenished.
- VI. Financial Reports for the 2024 BRW HOA Budget was reviewed by treasurer, Chuck Hummel. Year-end results indicate on budget performance with income and expenses meeting financial objectives. Estimated year end reserve assets should exceed \$51,200. Our accumulated reserve is now above the recommended average of 10% of the annual expenses for HOA's across the nation. The 2025 BRW HOA Budget; approved by the board includes a 3% increase in the third year of our 3-year landscaping contract with Chamberlain. Landscaping accounts for 93% of our annual expenses, therefore annual dues will require a minor increase of \$100.00 annually. Our 2025 annual dues will go from \$2400.00 to \$2500.00.
- VII. John Nelms discussed the two revisions and updates to the BRW Rules & Regulations pertaining to resident "for sale" signage; ammendment R and also item C; vehicles parking pads for golf carts. Each revision has been voted on and approved by the BRW HOA Board. The BRW Rules & Regulations have been ammended accordingly.
- VIII. The board asked all residents attending for any comments or questions and no additional issues were discussed.
- IX. The meeting was adjourned by John Nelms; President

Respectfully submitted by; Chick Henn; Secretary