

**BRW HOA MEETING**

**Meeting Agenda**

**January 8, 2025 at 222 Orchard Park Drive**

1. Call to order: Meeting called to order by John Nelms (President). In attendance Suzanne Hess (Vice President), Chuck Hummel (Treasurer), Chick Henn (Secretary), Ernie Sheldon (Special Projects), Janet Huskins (new board member).
2. Discussion of 2024 Annual Meeting: Janet Husking started a discusstion regarding an important topic brought up at the annual meeting regarding the purchase of homes in BRW with the intent of rental. John Nelms referred to our by-laws and under Section V which states:

*“No Living Unit shall be utilized for trasient or hotel purposes, which shall mean (1) rental for any period less than twelve (12) months. No owner shall rent or lease to a corporation. The same person(s) shall be in residence for the entire period of time. No owner may lease less than an entire Unit.”*

1. Old Business: Chick Henn mentioned our HOA negotiated back flow testing and that Alan Lakey indicated we have 12 BRW homeowners that did not pay for services completed at the end the previous year (2023). The board will notify those homeowners that payment is overdue.
2. Year end financial report 2024 review: Chuck Hummel (treasurer) passed out the actual year end financials and we had a net profit of $356.00 and this was actually better than the estimated year end which was projected as a loss of $145.00. In addition, Chuck highlighted that our total assets in reserve are $51,270,00. He reviewed the 2025 HOA Budget and we anticipate a net income of $2,435.00. (Financial documents included)
3. Election of officers: Individual nominations were brought forth, seconded, and voted on unanimously with the following positions filled for the 2025 HOA Board.

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| * Suzanne Hess
 | President |
| * Janet Huskins
 | Vice President |
| * Chuck Hummel
 | Treasurer |
| * Chick Henn
 | Secretary |
| * Ernie Sheldon
 | Special Projects |

 \*Brenda Frucht – administrator

1. New business and planning 2025 quarterly meetings: Dates and times were set by Suzanne Hess for the 2025 meeting schedule.

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| 4/9 | 6:30- 277 O.P. Dr. |
| 7/9 | 6:30- 277 O.P. Dr. |
| 9/10 | 6:30- 277 O.P. Dr. |
| 10/15 (Annual Meeting) | 7:00 (Mulligans) |

1. General discussion: Janet Huskins and Chick Henn talked a little about the gated community meetings with the mayor and the town representatives. The BRW HOA Board agreed that the Town of Bermuda Run should continue gate management of Allied Universal.
2. The meeting was adjourned by Suzanne Hess; President

Respectfully submitted by; Chick Henn; Secretary