

**BROWNHURST MANOR HOMEOWNERS
ASSOCIATION
JUNE 6, 2011, 6:30 PM
MINUTES**

Board Members Present: President Walter, Vice President John, Secretary, Beth, Member at Large Chuck and Liaison from District 17 to Association Maggie. Absent was Treasure Cory. Other homeowners present: Nancy S, Larry D, Gene L, DeLois L, and Pat P. Ten persons in attendance representing nine households.

The association met at the Boardroom at the Republic Bank. The President called the meeting to order at 6:30 pm.

TREASURER REPORT:

Reviewed with information on specifics given by Walter. Balance on hand is: about \$11,000.00 in checking. The amount in the contingency fund and memorial fund is omitted due to not reporting it on the web site. The amount of contingency fund \$**,***.**. Correction to report : Memorial Fund for Tony should be \$***,**.

A motion to accept by Chuck with second by Pat. Motion carried.

SECRETARY REPORT:

Reviewed with motion to accept by Pat with second by John. Motion carried.

OLD BUSINESS:

1. Three homeowners have not paid their dues. One family is having financial problems and has agreed to pay three \$50 payments to settle debt. One has not paid for two years and a lien has been placed on the property to collect fees owed. We need to check to see if we need to file another lien or if original covers all that are overdue (three years as of this date). We need to check on the third one.
2. Discussion held on bank charges in question from last statement. Walter and Cory resolved it with a removal of maintenance fee.
3. Discussion held on exact amount that is in the checking account. A request is made for more detail in the financial report.

New Business:

1. Discussion held on memorial for Tony. We need someone to head up the project.
2. Discussion was held on lawn equipment. We have noted significant savings since Tony initiated this plan. The present mower needs repair or replacement. Pat Patterson announced that he wants to purchase the mower for his use for \$500. Walter has bids on a new mower. The plan is to purchase a zero turn mower to better suit our needs. The Troybuilt is \$3,000 at Lowes; the John Deere is \$4,000. A motion was made by Chuck to sell the old mower to Pat for \$500. Second by Nancy. Discussion held. Motion carried.
3. A motion by John to purchase mower at \$4,000. Second by Chuck. Discussion held. Motion carried. A discussion was held on purchasing a spreader for salt and fertilizer. Nothing decided.
4. Parking near the stop signs needs to be addressed. This could be a safety factor. It is noted that a resident on Davinhurst continues to park his semi cab in his driveway. Complaints have been made to no avail.
5. Discussion held on unauthorized signs in homeowner's yards. Need to inform those who are not in compliance. These are church signs.
6. Beth announced the prevalence of termites in the community. Several homeowners have been found to have them due to the age of the homes.
7. Walter reports he is addressing paying taxes that are owed.

Adjournment: At 7:15 PM, Motion to adjourn by Beth with second by Chuck. Motion carried.

Next meeting will be October 3, 2011. The annual Election of officers is to be held.

Respectfully Submitted,

Beth Kincaid, Secretary, BMHOA