

**BROWNHURST MANOR HOMEOWNERS  
ASSOCIATION  
OCTOBER 4, 2010, 6:30 PM  
MINUTES**

Board members present: President Tony, Vice President Maggie, Secretary Beth, Treasurer Cory, Members at Large John and Chuck. Other homeowners present: Walter T, Jeannie F, Nancy S, Lisa R, Larry D, Rita O, Gene L, DeLois L, Ray R, Tabitha R, Abigail R, Justin M, Pat T, and Aalayah J. Twenty in attendance representing fifteen 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 Tony. Maggie corrected amount on Duggins for pet signs from \$220 to \$430. Balance on hand is \$2,950.00 in checking. The amount in the contingency fund was omitted due to not reporting it on the website. The amount of contingency fund \$\*\*,\*\*.\*\*.

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

**SECRETARY REPORT:**

Reviewed with motion to accept by Walter with second by Ray. Motion carried.

**OLD BUSINESS:**

1. Tony reports that the Brightside Community Clean up will be on Saturday, October 23 from 8:00 AM until Noon.
2. Tony then called for the election of officers for the coming year. Gene proposed that we retain past officers. Maggie announced that she is not willing to serve. Walter was then added in her place. Vote held, passed. Officers then left the room to decide on new offices. New board is President Tony, Vice President Walter, Secretary Beth, Treasurer Cory, Members at Large John and Chuck.

**NEW BUSINESS:**

1. Tony went over the rest of the finance report. It is noted correction on Turf Green should read fertilizer and weed killer instead of snow

removal. We will have 4 applications for next year after mowers reported grass is getting too difficult to handle.

2. Discussion held on new budget, including projected income and expenses.
3. Tony reports that he has heard discussion on purchasing benches for Chamberlain. He made a motion to install 5 benches along Chamberlain set in cement. Discussion held on whether contingency fund can be used to purchase items other than necessities, i.e. repairing sidewalks. Is there any upper limit on how much can be in the contingency fund and how does that affect tax-exempt status? Beth reports that she understands that the amount is not set but must have specific plan for use. Maggie has developed this plan in the past. Tony will look into these questions. Vote held. 6 yes, 6 no. Motion failed.
4. Walter reported on condition of lawn care equipment. All need to be serviced. He will take charge of this.
5. Walter reports we haven't had any recent car break ins but some are having reports of dogs barking late at night. Advised to talk to offending neighbor to resolve.

Thanks to Cory for the delicious chocolate chip cookies.

Adjournment: At 7:40 PM. Motion to adjourn by John with second by Chuck. Motion carried.

Respectfully Submitted,

Beth Kincaid, Secretary, BMHOA