

Brookfield Heights Homeowners' Association Board Meeting Minutes
Comfort Suites Meeting Room, 31 Frontage Road
September 1, 2026

Board Attendees: Ed Butler, Randy Rottler, Jo Ellen Horton, Kim Carlson,
Matt Curtis, Sharon Byrd, and Stacy Workman; Absent: Angela Felkey

Homeowners in attendance: Jenna Weaver, Robert Hall, Jeremy Gibbs, Trent & Stacy
Ewing

Reading of Minutes:

Minutes presented from the July 2026 meeting

Motion and second made to approve minutes from July 2026. Motion approved

Treasurer's Report:

General Checking account has \$17,130.31 and the Money Market Account has \$55,562.32 One home still owes 2024, 2025, and 2026 annual dues. Two homes owe 2025 & 2026 annual dues. The attorney has these. The court awarded us two years dues plus interest and attorney fees from the sale of the home in foreclosure. The Old National Bank balance as of July 1, 2026 was \$35,920.73; a payment of \$823.64 was withdrawn on July 19, 2026. Motion and second to approve the Treasurer's report as submitted; Motion approved

Report of Officers

President:

Nothing to report at this time

Vice President:

Nothing to report at this time

Secretary:

Absent

Treasurer:

Discussion of the sale at 1 Goldersgreen Dr.

The house does not have annual dues because a legal document protects it from having to pay them due to having the Brookfield Heights sign located on the property

Report of Committees

Welcoming Committee:

Three baskets were delivered

Property Improvements Committee:

1 or 2 property improvement requests; will discuss later in meeting

Activities Committee:

New food truck Yurburger- final food truck for the season; Fall Family Festival meeting tomorrow night; number of volunteers determines whether or not to have event; Update on recent food truck inspection provided

Covenants and Infractions Committee:

Issue with homeowner continuing to play music

Parks & Grounds Oversight Committee:

Ed sprayed some weeds; finally killing the weeds

Website/IT Committee:

Will discuss later in meeting

Old Business:

- Neighborhood Burning recommendations from the Board- discussion of cost to mail to all homeowners vs delivering by door-to-door leaving on mailboxes
- Long term goals- remains the same; 2 additional goals added: cost of sealing the parking lot and basketball court at the park and mulch around trees & park
- Move Facebook advertisement to the BH website -discussion of Google form used to advertise on the website without being on BH Facebook; Discussion of charging a minimal fee to advertise on the website

New Business:

- Sharon Byrd will retire from the Treasurer position; The position was advertised on the BH FB page; Stacy Ewing was the only person that showed interest in the position; Motion and second made to approve Stacy Ewing as the 8th board member replacing the treasurer position currently filled by Sharon Byrd and will take effect Sept. 1, 2026; motion approved
- Loan from Old National Bank-discussion of how much to pay towards the loan; motion and second made to pay down the loan by \$15,000 applied towards principle; motion approved
- Discussion of levying fines for small infractions; need to discuss with attorney; need to finalize before end of October
- Property Improvement for Bryan and Shelly Walker at 100 Goldersgreen Dr.- request to add a shed with specific siding & roof and painting of the peak of the garage; Motion and second made to approve the shed as long as it follows the rules for siding and roof; included in the approval is the painted peak of the garage

Jason Hayden at 235 Pendridge Ln. -request to put in an above ground pool; recommendation to get county approval; wants to start Sept. 9th; discussion by board; Approve at a later date until more information has been gathered

Next Meeting: Comfort Inn & Suites; October 6, 2026 @ 6:30 PM

