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

Board Attendees: Ed Butler, Randy Rottler, Angela Felkey, Sharon Byrd, Stacie Ewing, and Stacy Workman
Absent: Jo Ellen Horton, Matt Curtis, and Kim Carlson
Homeowners in attendance: Julie Butler, Trent Ewing, and JoAnn Ferris

Reading of Minutes:
Minutes presented from the August 2026 meeting
Motion and second made to approve minutes from August 2026. Motion approved

Treasurer's Report:
General Checking account has $14,998.06 and the Money Market Account has $40,563.06 One home still owes 2024, 2025, and 2026 annual dues. This home was taken to court. The judge awarded us dues, interest, and attorney fees. One home owes 2025 & 2026 annual dues. The attorney is trying to collect. Old National Bank loan balance as of 8/1/2026 was $35,291.66. A payment in the amount of $823.64 was withdrawn on 8/19/2026. Principal payment in the amount of $15,000.00 was paid by Check #1360 on 8/7/2026. Motion and second to approve the Treasurer's report as submitted; Motion approved

Report of Officers
President:
Eads, Murray, and Pugh Dinner Seminar (handout provided)
Vice President:
Nothing to report at this time
Secretary:
Nothing to report at this time
Treasurer:
Nothing to report at this time

Report of Committees
Welcoming Committee: 2 baskets delivered to new homeowners
Property Improvements Committee:
Matt is absent
Activities Committee:
Jo Ellen is absent; Fall Family Festival next meeting -next Wednesday at 6:00PM
Covenants and Infractions Committee:
Nothing to report
Parks & Grounds Oversight Committee:
New future projects (updated handout provided)
Website/IT Committee:
Handout-advertising on website vs FB page

Old Business:

- Neighborhood Burning recommendations from the Board- discussion of how to distribute to neighbors-door-to-door or mail; schedule a date
- Long term goals/projects- handout provided; discuss #'s for sealing parking lot & basketball court (when?); #'s for spreading mulch at the park (when?)
- Move Facebook advertisement to the BH website -date to be online; announce on FB including rules
- Paid down loan by $15,000 brings total to $57,692.00
- Levy fines for small & common infractions; list infractions, discuss list & reduce or combine as needed; get lawyer approval; lists requested for next meeting (work session meeting before next meeting)

New Business:

- Performance Projects - Rene Rodriguez - Basketball Courts and Parking Lot project (Options 1,2, & 3):

- Option 1) Clean, fill cracks, & stripe basketball court & parking lot quote (handout provided); patch center line on BB court, clean both areas & deliver - $6,000
- Option 2) all of above & just seal basketball court- $8,500
- Option 3) seal cracks along edge of the parking lot & seal coat; paint lines on both BB court and parking space lines on parking lot -$11,850.00
- Discussion and vote: Motion and second to approve Option #3; Motion approved

New Business:

- Property Improvement Requests (four requests with handouts)
- Jason Hayden -235 Penridge Ln. -request to put in an above ground pool or partially buried; Board discussion; Motion and second made to approve the request as presented; Motion approved
- Brad Broderick -5109 Heritage Dr.- request to add a 10x20 concrete pad in the backyard remove concrete pavers and landscape rock; Motion and second to approve request in regards to removing concrete pavers, landscape rock and pouring 10x20 concrete patio; Motion approved
- Lexi Broderick - 5109 Heritage Dr. - request to add a backyard privacy fence; requesting exception to put in an 8 ft. fence on (east) rolling ditch side- will match with remaining 6 ft. fence. Motion and second to approve backyard privacy fence as presented; Motion approved
- Brian and Katina Prickett - 108 Marble Arch Way- request to add an 8x12 shed; LP Smart siding; asphalt shingles roof; trying to match the house; Made by Yoder; Motion and second to approve an 8x12 lofted barn-style shed; Motion approved.

Q & A from Audience

<u>Next Meeting:</u> Faith Community Center - Rms. 1&2 11/12/26 6:00pm - 8:00pm