



Brookfield Heights Homeowners Association
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Website: www.brookfieldheights.com



Brookfield Heights Homeowners Association Annual Meeting
Thursday, November 09, 2023
Faith Community Center East

Meeting was called to order at 6:32 PM by President Ed Butler.

All current board members were present: Ed Butler, Jeremy Gibbs, Sharon Byrd, Lamyra Davila, Matt Curtis, Jo Ellen Horton, and Angie Curtis.

Treasurer's Report

Sharon Byrd presented the treasurer's report, going over the income and expenses for 2023 and budget for 2024. She noted that there is no increase in dues for 2024 and all dues for 2023 were collected. She clarified the amounts based on audience questions, and an audience member asked about better rates for the money market account. Sharon will look into the possibilities of better rates.

Current balances at end of October 2023:
General Checking - \$24,451.54
Money Market - \$60,538.52

President's Report

Ed thanked Cecil Shoemaker and Lamyra Davila for their service over the last year and wished them well.

Reviewed accomplishments of the Board and Neighborhood volunteers, which included:

- Creation of Officer and Board emails that can be transferred with board member changes.
- A private Facebook page for Brookfield Heights Homeowners was created for ease of communication.
- All fire hydrants in the neighborhood were cleaned and painted.
- Dead trees at the park and along SR 26 were removed.
- Trees & bushes trimmed along SR 26, and weed situation addressed and controlled.
- Entrance signs on SR 26 were power-washed and lights reinstalled.
- At the park, signs were updated, playground and shed were mulched, and a new drinking fountain w/ cover installed and drain extended. Additionally, the concrete was all power-washed, weeds were tackled, and the horseshoe pit was cleaned and updated. Homeowner even donated horseshoes!!
- Food Truck Thursdays were expanded with more vendors & desserts.
- Many other small projects throughout the Neighborhood, as needed.

Overview of future projects and goals for 2024:

- Resurface/update tennis courts and include pickle ball lines.
- Replace lighting at park with new LED lights (will save money over time and hoping rebates will help relieve initial costs).
- Install accessibility ramp and sidewalk to one of the shelters.

Board Candidate/Voting:

Board Candidates given 2 minutes each for introduction and comments. The individuals listed below chose to be on the ballot for 2024. No homeowners from the audience added their names to the ballot.

Angie Curtis (2023 Board Member)
Matt Curtis (2023 Board Member)

Jeremy Gibbs (2023 Officer – Vice President)
Jo Ellen Horton (2023 Board Member)
Sharon Byrd (2023 Officer – Treasurer)
Kim Carlson (new candidate for 2024)
Angela Felkey (new candidate for 2024)
Ed Butler (2023 Officer – President)

*****Following speeches, there was a 10-minute break to allow homeowners to vote.*****

Questions for the Board/Comments from the audience:

Clarification of light up the night date/time – 19 November at 6 PM.

Question on company/plan for tennis courts. Discussion about Board's due diligence and depletion of neighborhood reserve. Assured that plan was in place and funds have been earmarked for this project.

Question about when contract for mowing on 26 would be renewed and about snow blowing contract for neighborhood. Homeowner interested and board will be in contact.

Cecil gave another shout-out to Fall Family Festival committee. Everyone looking forward to growing the new annual event.

Reminder to join/sign-up on Facebook community page – best way to stay informed and contact neighbors.

Discussion on evolution of neighborhood/age of neighborhood.

Comment about speeding in neighborhood and how to address. Homeowners encouraged to contact Sheriff's department.

Facebook petition for paving streets and next steps discussed.

Question if annexing to city an option – costs of drainage likely too costly to be a possibility.

Issue with county maintaining drain – major water issues for neighbors along drainage ditch when it rains.

Question on if others have noticed water discoloration – who to talk to about this issue?

Are company rentals allowed? Something for future board to address.

If issues with solicitors, contact Ed and/or Sheriff's Department.

Election Results Presented:

All names on Ballot elected to serve for 2024:

Angie Curtis
Matt Curtis
Jeremy Gibbs
Jo Ellen Horton
Sharon Byrd
Kim Carlson
Angela Felkey
Ed Butler

Meeting adjourned at 7:23 PM.