

Brookfield Heights Homeowners' Association Board Meeting Minutes
Comfort Suites Meeting Room, 31 Frontage Road
April 1, 2025

Board Attendees: Ed Butler, Kim Carlson, Sharon Byrd, Randy Rottler, and Matt Curtis

Board Members not in attendance: Jo Ellen Horton, Angela Felkey, and Angie Curtis

Homeowners in attendance: Michelle Stoyanoff, Jeremy Gibbs, Ryan Wides, and
Susan Clisby

Reading of Minutes:

Minutes presented from the March 2025 meeting.

Motion and second made to approve minutes from March 2025. Motion approved.

Treasurer's Report:

Sharon presented the treasurer's report. The general checking account has \$41,820.51 and the money market account has \$75,555.34. One home still owes 2024-25 dues.

This is with the attorney. As of today, 306 homeowners have paid 2025 dues. 23 homes still owe dues. 92.7% have paid dues. 104 have paid by PayPal. Final notice letters will be sent by the end of the week. The amount now due is \$144.20. The PayPal fee is \$5.52 making the total due by PayPal \$149.92.

Motion and second made to approve the treasurer's report for March 2025. Motion approved.

Report of Officers:

President:

Tennis court project will start soon. Total in both accounts is \$117,375.85. Ace Paving cost is \$40,125. Outdoor Court Specialties cost is \$37,601.98.

Next month's meeting we will discuss how much to pay and how much to take out for a loan. Sharon will have current interest rates.

Newsletter publishing dates have been adjusted so the newsletter will go out March 1st, July, 1st, and November 1st. Anything to be included in the newsletter must be sent to Kim Carlson by January 15th for the March newsletter, May 15th for the July newsletter, and September 15th for the November newsletter. Kim will sort and send what is needed for the newsletter to Cecil Shoemaker. He will send a draft back to Angie Curtis for proofreading and then publishing by dates given.

Vice President:

Nothing to report

Secretary:

Absent from meeting

Treasurer:

Nothing to report

Report of Committees:

No one present from committees

Old Business:

- Tree growth around street lights - need to revisit
- Discussion for rules for tennis and pickleball courts- Randy will be lead person for tennis and pickleball courts-discussion will continue
- Sharon's replacement: Ed and Sharon will reach out to a potential replacement; if anyone has interest or knows someone with interest, please contact the board
- Meeting agenda will be on Facebook next month
- Kim and Sharon continue to work on removing ex-neighbors from Facebook
- Will be requesting a quote for lights at playground
- Will request a quote for sidewalk to shelter #2 at a later date
- Ed will talk to Public Utilities regarding painting all light poles
- Quote for clean up trash along [St. Rd..26](#)- will be discussed

New Business:

Eads, Murray, and Pugh Spring Seminar at Primo Banquet Center on April 29, 2025 at 6:00.

Property Improvement request: Michelle Stoyanoff at 104 Marble Arch Way - fence at side yard for dogs; Motion and second made to approve the property request for a fence in the side yard for dogs at 104 Marble Arch Way; Motion approved

Property Improvement request: Ryan Wides at 5400 Goldersgreen Drive - fence staying in parallel line in back of house; Motion and second made to approved request as presented; Motion approved

Property Improvement request: Susan Clisby at 437 N. Brookfield Drive - request for an outdoor antenna on house; need to confirm with the contractor that the maximum height does not exceed 5ft at the peak of the house. Motion and second to approve antenna request per discussion tonight; motion approved.

Eads, Murray, and Pugh Spring Seminar -we will leave at 4:45 on April 29th.

Revisit advertisement rules on Brookfield Heights Facebook page; discussion to delete advertisement posts on BH Facebook page; People agree to the rules when they sign up to be on BH Facebook page which includes no advertising on the BH Facebook page

Discussion from the audience. Next meeting will be May 6th, 2025 at 6:30PM
Motion and second to adjourn meeting. Motion approved.

