

Brookfield Heights Homeowners' Association Board Meeting
Minutes
June 11, 2024
Comfort Suites Meeting Room, 31 Frontage Road

Board Attendees: Ed Butler, Sharon Byrd, Angela Felkey, Jo Ellen Horton, Matt Curtis, Angie Curtis, and Kim Carlson.

Homeowners in attendance: Cheri Swisher, Rick Wellner, Mary Corwin, and Mike Roberts

Meeting called to order at 6:30 PM by Ed Butler

Reading of Minutes:

Minutes presented from the May 2024 meeting. Motion and second made to approve minutes from May 2024. Motion approved.

Treasurer's Report:

Sharon presented the Treasurer's Report. Balance for General Checking is \$44,095.43. A bill was received from Clint Federer for a little more than \$3,000 for BH general area lawn maintenance. This is part of the budgeted expenses.

Balance for the Money Market account is \$60,545.59.

There are no expenses from Eads, Murray, and Pugh for this month.

The only homeowner left to pay dues has been sent to collections. Invoice for \$80 has been received to get the process started.

5 year fixed-term loan for the tennis courts is still 7% at Old National Bank.

Motion and second were made to approve the Treasurer's Report as presented. Motion approved.

Report of Officers:

President's Report:

Ed thanked the board for moving the meeting back one week, and for everyone who stepped up to help with food truck night during his absence.

No other reports from the President at this time.

Treasurer's Report: Nothing additional to report

Secretary's Report: Nothing additional to report

Report of Committees:

Welcoming Committee:

34 Goldergreen Drive- someone is moving in; this house is a rental; lawn and carpenter bees are being addressed.

5306 Goldersgreen Drive is supposed to close soon.

Nothing has been received from the title company yet regarding the house for sale on Saxon Court.

Discussion of rentals and air bnbs in the neighborhood.

Property Improvements Committee:

Tennis courts will be discussed later in the meeting.

Activities Committee:

So far we've had two successful Food Truck nights with Rollin in Dough Pizza and Crabby Mike's Barbeque.

Mr. Ice Cream did not show up for two consecutive weeks. A new vendor will be contacted for ice cream.

Jo Ellen suggested organizing a Blood Drive. More details will be presented at the next meeting.

Recycle Saturday- will begin to confirm details in July.

Discussion to have a Family Fall Festival meeting. Ed suggested posting on Facebook now to begin getting help.

Covenants and Infractions Committee:

Every home visited so far has been very cooperative regarding requests for lawn mowing, painting, etc.

Question and discussion regarding cars parked on the street. Matt will check how many feet a car can be parked in front of a stop sign.

Parks and Grounds Committee:

Clint is now mowing along 26 on the west side of Goldersgreen Dr. Cost is an additional \$20 for this mowing.

Discussion of weeds growing in cracks. Street paving that will occur this summer will take care of this. Reminder: Goldersgreen, Brookfield, and Heritage Drive are scheduled to be repaved this summer. The rest of the addition is scheduled for next summer.

Discussion about posting on Facebook to advertise services provided to neighbors, such as lawn mowing, etc.

Website/IT Committee:

Mobile access is increasing. It used to be about 50/50, but numbers are going up. 63 new visitors over the last month; we usually have an average of 17 people per month on the website.

The most navigated page is the board page.

Most people are spending time on meeting minutes from 2023.

Old Business:

Update on tennis court project; Huston Electric plans to change lights on tennis court and basketball court on June 14, 2024. Should only take a day or two. Once lights are installed, paperwork will need to be filled out for Tipmont for the rebate.

Ed has been in contact with Outdoor Court Specialties. They are still a couple of weeks out until they can begin. Discussion of process and time to do the project. Plan is to keep tennis courts locked down through the fall season. Will discuss interest rates so we can decide to borrow the money now or pay now and borrow the money later.

No old business on Brookfield Heights email account.

Streets Improvement Petition- still waiting to hear from the contractor; discussion of repaving process.

Low profile banner for food truck Thursdays- discussion of size of the flag, color, pole kit, prices.

Motion and second to approve the purchase of the 13 ft.x 2.6 ft. low profile banner for food truck Thursdays for the cost of \$125 or less. Motion approved.

New Business:

Property Improvement request- Mike Roberts at 5009 Heritage Drive made a request for a 10ft x12ft beige wood shed; wood siding and asphalt shingle roof; Motion and second to approve property improvement request of the shed in the backyard at 5009 Heritage Drive. Motion approved.

Property Improvement request- Steve Krug located at 21 Glade Court made a request in middle of May; 4 ft tall metal fence; discussion of where to place the fence on property.

Property Improvement request- Kirk Brooks located at 4 Fairfieldview Court interested in adding an all-season room which would replace current deck. Room will be the same size as the patio. He will have to contact the county for permits. Motion and second to approve Kirk Brooks all-season room addition. Motion approved.

Property Improvement request- 5215 Goldersgreen Drive; planning for an unattached, free standing pergola; Motion and second to approve property improvement request for a pergola, unattached. Motion approved.

Neighbor concern regarding Airbnb- to be discussed in Executive session.

Board replacement-discussion of the process of adding a new board member.

Discussion of security cameras at the park.

Next Brookfield Heights Board Meeting: July 2, 2024 at 6:30 pm

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Motion and second made to adjourn the meeting. Motion approved.