

Brookfield Heights Homeowners' Association Board Meeting Minutes
Comfort Suites Meeting Room, 31 Frontage Road
July 7, 2026

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

Homeowners in attendance: Sonny and Sharon Gerber, Bryce and
Dawn Yoder, Jenn Weaver and Robert Hall, Doug Christian, and Jeremy Gibbs

Reading of Minutes:

Minutes presented from the June 2026 meeting

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

Treasurer's Report:

General Checking account has \$27,755.83 and the Money Market Account has \$55,5561.38. 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 The Old National Bank balance as of June 1, 2026 was \$36,539.85; a payment of \$823.64 was withdrawn on June 19, 2026. Motion and second to approve the Treasurer's report as submitted; Motion approved

Report of Officers

President: Quote for T-N-T is \$1,950.00 for the first visit for the work along St. Rd. 26. Recommendation to take out honeysuckle bush for \$50. Invoice was received from T-N-T for the work along St. Rd. 26. Billed a total of \$2,058.00 if we pay by credit card; otherwise payment by check will bring the price down to \$2,000.00 which is \$1,950.00 (original quote) plus \$50.00 to remove the honeysuckle bush.

Vice President:

Absent

Secretary:

Nothing to report

Treasurer:

Sharon announced resignation effective August 31, 2026. Sharon plans to help the replacement and help at the annual meeting too; announcement will be on BH Facebook to seek a replacement

Sharon- Thank you for all you have done for the BH HOA! You are loved and you will be missed!

***Meeting Suspended to allow for Property Improvement Requests with homeowners in attendance**

Property Improvement Requests:

1. Jeremy Gibbs - 76 Gelder Ct.- discussion to install a privacy fence (handout included); Motion to approve Jeremy's request to install a privacy fence with the exception to move the fence 5 ft. forward of the back parallel line of the house; motion approved
2. Tamara Burgin - 5220 Goldersgreen Dr. - (approved earlier by text) -discussion to replace existing fence with a 6ft. high shadowbox fence to contain her dogs; Motion and second to approve Tamara Burgin's new fence in existing position; Motion approved
3. Sonny and Sharon Gerber - 5018 Britannia Court- black dots/artillery fungus in existing mulch, outdoor furniture, windows, etc.- replace flower bed mulch; using Krintz Landscaping; Motion and second to approve the removal of the existing mulch and flower beds and replace with hardscape rocks; Motion approved
4. Doug and Mary Christian - 5118 Heritage Dr. - replace 3ft. high picket fence with a 6ft. dog-eared privacy fence; Motion and second to approve replacing the picket fence with a 6ft high dog-eared privacy fence in the existing position of current fence; Motion approved

Welcoming Committee:

New neighbors have moved in to the neighborhood; two baskets were delivered in June; Sharon will remain on the welcoming committee; Kim will meet with Mary Corwin in near future to discuss updating the welcoming basket letter

Property Improvements Committee:

Will discuss in executive session

Activities Committee:

Decorating BH for the 4th of July was successful; Discussion of 4th of July interview on TV18

Covenants and Infractions Committee:

A couple of homes visited last week; trailers parked for remodel of houses; trailers have been removed; a few things remain to be discussed in executive session

Parks & Grounds Oversight Committee:

New H-frame meter base behind the Brookfield Heights east sign; previous H-frame was rotted; Fireworks were being set off in the BH park; Matt informed the individuals that fireworks were not permitted to be set off at the park and he had them leave

Website/IT Committee:

BH Facebook has been more active recently; BH Facebook is up to date

Old Business:

- Facebook advertisement - BH has a non-advertising Facebook page; a form has been created for people in BH to answer questions about their business in order to advertise on the BH webpage as opposed to the Facebook page
- Neighborhood burning recommendations from Board- no need to write a cover letter
- Discussion to access the by-laws on the BH website
- Long-term goals/projects (handout)-Discussion of long term projects
- Tennis/Pickleball lights have been adjusted to come on at 8:30pm and go off at 10:30pm; lights have been adjusted too; lights at basketball court have been adjusted too

New Business:

- Extend the Food Truck Thursday for two weeks to go through September 10th; New vendor has been added- Pretty Prairie Pizza and Root Beer
- Discussion to levy fines for small and common infractions; Board will begin to put ideas together for future discussion
- Find a person for Sharon's spot as Treasurer; resignation will be posted on FB to seek a replacement

The meeting is adjourned.

Next Meeting:

Comfort Inn & Suites

August 4, 2026 @ 6:30 PM