

Brookfield Heights Homeowners' Association Board Meeting
Minutes
May 7, 2024
Faith Community Center Meeting Room #1

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

1 Open Board Member position remains vacant

Homeowners in attendance: Randy Rottler, Mary and Rick Wellner, Jim Everette

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

Reading of Minutes:

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

Treasurer's Report:

Sharon presented the Treasurer's Report. Balance for General Checking is \$44,374.44; Balance for Money Market account is \$60,544.56

No legal expenses from Eads, Murray, and Pugh for April 2024

99% of 2024 Annual Dues have been collected as of today.

Four homeowners still owe Annual Dues. Final notice letters sent out April 3rd.

Three houses will be turned over to attorney on May 15th; One home is being turned over due to homeowner's death. Discussion of cost of lights at the park. Motion and second made to approve Treasurer's Report as presented. Motion approved.

Report of Officers:

President's Report:

#1 Drainage at north side of Checkers Lane discussed; waiting for it to dry up

#2 Highway Dept. (Stu Cline) has BH on the list for summer repavement project; due to budget, the plan is to repave Goldersgreen, Brookfield, and Heritage Drive this summer and the rest of the edition will be repaved next summer (2025) using the same that was used for repaving Heritage Estates; Bid and contractor has been approved, but we are waiting on the contractor's schedule; we will alert neighbors on Facebook when this will occur once we have a date; contractor is responsible for letting homeowners know when repaving will occur.

Treasurer's Report:

Nothing additional to be reported

Secretary's Report:

Nothing additional to be reported

Report of Committees:**Welcoming Committee:**

No new homeowners to report

30 Goldersgreen homeowners will be moving back to Monon at end of the month

Property Improvements Committee:

Nothing new to report; will discuss more in New Business

Activities Committee:

Food Truck starts next Thursday

Food Truck Thursdays are fully booked

Fall Festival - need to have a meeting to discuss further; need help ordering feathered flag

Covenants and Infractions Committee:

Kim and Matt visited 10 homes; most were positive; visits were mainly for long grass and a fence; homeowner with fence has been very responsive by email; they are in the process of getting a contractor to have fence replaced

Parks and Grounds Committee:

Discussion of mulch for BH neighborhood playground

Website/IT Committee:

Calendar is up to date and the March 2024 Minutes are online

Old Business:

Streets Improvement Petition -we turned in 216 names in a binder which made a huge impact on getting us at the top of the list to have our neighborhood streets repaved

Low-profile banner- will take care of with Kim and/or Angie's help

Wrede Rock Mulch at Playground: 25 yards to spread; Plan for Saturday, May 18th at 9:30 AM for volunteers to help with mulch at playground; Saturday, May 25th will be a rain date; need to post on Facebook for volunteers; ask volunteers to bring wheelbarrow and shovels

New Business:

Property Improvements Request: One for Mike Robbins at 509 Heritage for new shed and fence. Discussion to install 10x10 possible aluminum shed with possible 6 ft. fence

Ed will talk to the homeowner to discuss further.

Still looking for a Board member replacement; we will post on Facebook

Tennis Court repairs: Outdoor Court Specialties will not do the job unless we have someone come in and put 2 inches of #12 asphalt down due to cracks that are 1 ½ inches because it's been 10-12 years since anything was last done; Discussion to use an asphalt company.

Discussion to use Ace Paving from Westfield who was recommended to us; will do asphalt work; can start in May; Details of quote shared with a cost \$40,125.

Discussion of Outdoor Court Specialties will remove part of fence and a fence post and remove nets, posts, sleeves; cost to clean and prepare court \$37,601.98. (They will honor quote from last year) All details shared for both quotes.

Approximately \$78,000 total with \$40,000 set aside last 2 years; bank recommended opening long term CD for amount needed to do job; Previous homeowner willing to do this for us.

5 year loan at 6%= approximately \$875/month to pay off loan

Outdoor Court Specialties will prepare the court by middle of May; Need to wait at least 30 days, longer would be better; Next phase would be July or August; Let it sit through October/November; therefore tennis courts would close in mid-May through the end of this year.

We will ask what is recommended for color choices.

Motion and a second to accept 2 contracts to repair the tennis courts as presented.

Motion approved.

Discussion of lights at the neighborhood park; total of 8 lights between basketball court and tennis courts; 3 or 4 lights are currently out.

Huston Electric lamps and transformers; \$200 for material costs only, not installation.

\$800 for four lamps (not athletic lights); Huston Electric approximate cost for 8 LED lights with shades is \$3,920 minus \$960 rebate from Tipmont REMC for LED for a total of \$2,960 material only; Kim then pointed out that the quote includes labor, materials, recycling/disposal.

Motion and a second to approve quote from Huston Electric including labor. Motion approved.

Next Brookfield Heights Board Meeting: June 11th, 2024 at 6:30 pm

Comfort Suites Meeting Room, 31 Frontage Road

Meeting adjourned

