

Brookfield Heights Homeowners' Association Board Meeting
January 9, 2024
Comfort Suites Meeting Room, 31 Frontage Road

Board Attendees: Ed Butler, Jeremy Gibbs, Sharon Byrd, Angela Felkey, Kim Carlson, Matt Curtis, Angie Curtis, and Joellen Horton
Homeowners in attendance: Evan Gibbs, Mary Corwin, and Rick Wellner

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

Reading of Minutes:

Minutes presented from the December 2023 meeting. Matt made motion to approve December 2023 Minutes. Angela seconded. Motion approved.

Treasurer's Report:

Sharon presented Treasurer's Report. Balance for General Checking is \$31,944.63; Balance for Money Market account is \$60,540.55.

50% of 2024 Annual Dues have been collected.

Sharon suggested Joellen add a reminder on Facebook.

Angie made motion to approve Treasurer's Report as presented. Matt seconded. Motion approved.

Report of Officers

President's Report

Discussion to turn off Christmas lights at park and begin taking them down.

Discussion of solar lights. \$15/each for 26 stars. Cost for solar panel.

Thank you message to the Board from Mike Patel regarding passing of his mother.

Vice President's Report

Nothing to report

Treasurer

Nothing to report

Secretary

Nothing to report

Board Member: Kim

Nothing to report

Infractions

Slow. Need to talk to a few homeowners.

Social/Activity

Save for Committee Reports

Committee Reports

Welcoming Committee:

One basket was ordered that day.

Response to baskets has been very positive.

Discussion regarding new neighbor and access to park & what responsibility belongs to him.
Discussion of pond dues. May not need to collect pond dues this year due to \$700 current balance. Discussion of pond treatment.

Property and Improvements Committee:

Discussion of form (Ed, Jeremy and Angie will further discuss)

Activity Committee:

Easter Egg Hunt -March 30th

Harrison students will fill eggs March 22nd

Discussion for JT Hickman to attend the Fall Family Festival. Joellen made motion to have Fall Family festival in October this year. Sharon seconded. Motion approved.

Order sign for garage sale- May 4th; Announce on FB and Nextdoor; will get food truck and possibly drink truck

Food Truck Thursdays schedule May 15th-Sept. 25th.

Discussion of Fall Family Festival date set for Oct. 12th.

November 14th HOA Meeting followed by Light Up BH.

Discussion of dumpster vs. recycle containers with flaps

Discussion of having these available during spring and fall

Discussion to locate a dumpster provider will continue at next meeting.

Covenants and Infractions Committee:

More discussion for executive meeting

Parks/Ground/Oversight Committee:

Will discuss in business

IT/Website Committee: All Minutes on website, but not live at time of meeting. Angie is approved to get posted. Upgraded BH website to be much more user friendly for pc and mobile

device. Angie made motion to have permission to upgrade and make website go live. Kim seconded. Motion approved.

59 new visitors on BH website; 68 unique visitors

Discussion to use Jot Forms for petition; \$120 for one month; email and post on FB page.

Discussion of top 5 things to change/amend in neighborhood; Neighborhood cameras falls on the homeowner (ex: Ring doorbell)

Discussion of pickleball goes along with tennis courts

Discussion of Christmas lights on light poles and speed bumps in neighborhood. Jeremy will bring new ideas to next meeting.

Board members prefer text messages over emails for communication.

Idea for gliders and shade sails for park- great ideas; will attend to tennis court project first.

Update on tennis court project: Meet with Carl to move forward on asphalt project.

Ed will talk to Huston regarding light at tennis courts -Duke rebate

One email received for property improvement request. Will check with attorney on public discussion.

Discussion of low profile banners for Food Trucks-Community event and not solicitation.

New Business:

Joellen made motion to add Evan and Angie to Activity Committee. Sharon seconded. Motion approved.

Matt made motion to add Jack Young to the Infractions Committee. Kim seconded. Motion approved.

Discussion to upgrade badges to have current year.

Kim made motion to add Angela to Welcoming and Activity Committees. Angie seconded. Motion approved.

Grounds Committee:

Discussion to continue using Clint F.- charges \$6,620 includes mowing and 5 treatments.

Chuck is interested but not licensed for weed treatment.

Discussion to get quotes from others for comparison.

Our budget is \$7,000.

Next meeting-return to regular first Tuesday meetings in February. Comfort Suites @ 6:30 PM

Matt made motion to adjourn meeting. Kim seconded. Meeting adjourned.

Next meeting Feb. 6th.

