

**APPROVED \_\_\_\_\_**

**Brookridge Quarterly HOA Board Meeting**

Tuesday, January 6, 2026 @ 5:30pm at Russell Property Management (RPM) office. Present: Joan Bray, Barbara Dennis, Amber Whittington, Peggy Boltes, Benjamin Dennis. Amy Britton.

*New Members*-Nancy Medlin 1/1/2026- December 31, 2027

Cindy Collie 1/1/2026- December 31, 2027. Both will Head up the Hospitality Committee

**Call to Order:** 5:39pm

**Approval of Minutes:**

Review Board meeting 10.07.25 minutes. Corrected minutes approved by Ben. D., 2<sup>nd</sup> Joan B.

**Business Reports** Review of Board Member Roles. Review of RPM role/duties.

**Financial Review:**

Review of the latest monthly financial report (November 2025).  
Review of HOA dues delinquency list.

**Landscaping Review:**

Discussion of berm irrigation system repair that was performed in December 2025. This is now working. Additional repairs may be needed on other sections. Once we feel all repairs are complete, we can optionally purchase a schematic map of the irrigation system for \$350.

Three Nellie Stevens tree implantation (approved in 12.18.25) cost \$300 each, these will be planted in early 2026. WAC will remove the dead trees as part of the project. Cindy C. requested a review of 2 large trees that are hanging over York Road. Barbara D. Will follow up on this request.

**Hospitality Review:**

Brookridge monthly luncheon is scheduled the last Thursday of each month, at Kickback Jacks restaurant. After discussion it was agreed that this luncheon would be open to ALL Brookridge residents.

Discussion of the publication of a neighborhood Directory. Reminded the Board that due to Privacy Laws this is not allowed.

Reminder that RPM sends out periodic lists of neighborhood residents.

### **Rules and Regs:**

- Discussion of sending residents an email reminder about curbside appeal/maintenance. This would include a current R&R PDF, a link to RPM resources and website. The focus for the 2026 Board will be outdoor lights, lamp posts, and mailboxes. In this email there will be a home improvement form, too. This email recommendation was approved by Joan B., 2nd by Nancy M..
- Board approvals/documentation for Q425 included;
- . Approved Winter rye grass behind the house. No rye grass allowed on the home sides or front.
- per the landscapers home owners planted winter rye grass, without board approval. Homeowners previously notified of non compliance. This communication and failure to comply is now documented at RPM .
- planted a palm tree/shrub in front of flower bed. The Board agreed that this is not in harmony with neighborhood original landscaping. Homeowner will be asked to remove this item.

### **Other Business:**

**Adjourn: 6:29pm**