

APPROVED _____

Brookridge Quarterly HOA Board Meeting

Tuesday, May 2024 @ 5:15 pm held at Russell Property Management (RPM) office.

Call to Order: Ben Dennis, Barbara Dennis, Tammy Perdue, Peggy Boltes, Amy Britton, Bob Edwards, Amber Whittington, quorum met Meeting called to order by Ben Dennis at 5:20pm.

Approval of Minutes:

Minutes Board Meeting (Feb 20, 2024) Minutes approved **pending correction on page 2, removal of "bi-annual"**. Motion to pass minutes by Benjamin Dennis(1st), Bob Edwards (2nd), unanimous Board agreement.

Business Reports

- **Discussion of Brookridge neighborhood rental to homeowner occupation rate;** Current rate is $4/71 = 5.6\%$. Is a cap necessary? Discussion of impact of LLC owners on rentals? A change to the covenants would require a 75% homeowner vote and would cost ~\$1200 in attorney fees. Amber Whittington will send a survey to homeowners next week. Motion to pass minutes by Tammy Perdue (1st), Bob Edwards (2nd), unanimous Board agreement. Follow up discussion at next board meeting.
- **Financial Review:** The Board reviewed and interpreted the RPM Budget format. Current delinquency rate is 0%! Brookridge Financial statement, motion to approve by Benjamin (1st), Bob Edwards (2nd), followed by unanimous Board approval.

Additional discussion regarding moving a portion of our Net Income to interest bearing account. Amber Whittington and Bob Edwards will research banks that offer short-term interest-bearing accounts and costs/penalties for early withdrawal. Follow up discussion at next board meeting.

- **Landscaping Review:**

Fertilizer application was completed last week. WAC will remove weeds from bushes this week. Positive comments about friendliness of the lawn workers

- **Hospitality Review;**

Ladies Lunch has paused for the summer. Recent Potluck dinner was a success. Thank you, Karen and Greg Gagnon. No additional events are planned currently. Tammy Perdue notified the Board that she will leave this position January 2025. The Board thanks her for her commitment to this committee. Ben asked all Board members to talk to neighbors about this opening and other Board positions opening in 2025.

- **Home Improvement Requests:**

RPM Quarterly Neighborhood observational inspection in March resulted in multiple letters being sent to homeowners. Most homeowners complied with the request. There are a few that did not. The next inspection will be in June. Noncompliant homeowners will be sent a certified letter at that time. Ben requests the RPM send these letters to renters and homeowners, if applicable.

Tammy requests that additional colors for new roofs be considered. She will provide a sample of additional grey colors at the next meeting. RPM will provide a comprehensive review of all applications for Improvement, at the end of the year.

- **Other Business:** Discussion of cars that frequently park on the street. The neighborhood rules and regs outlines this policy. Amber will send a note to the homeowner whose family is parking on a narrow and curvy part of Brookridge.

- **Next 2024 Board meeting**, Tuesday Aug. 20, @5:30pm at RPM Office. Ben will send calendar invites.

- **Adjourn** 6:33pm