



BP HOA Board Meeting

Date: June 28, 2026 **Time:** 7:30 PM

Agenda

I. Call to Order

II. Roll Call

Jared Gray Bill Stovall Jennifer Howard Michelle Leigh Devin Drake

III. Presentation of Reports

- **June Financial Reports emailed to all BOD members prior to meeting.**
 - **No questions asked during meeting.**

IV. Old/Unfinished Business

- Whichard Court Separation
 - **Russell Property mailed request for vote to all owners with a deadline for vote submission on August 1, 2026.**
 - **Responses to date:**
 - **32 – Yes**
 - **9 – No**
 - **3 – Abstain**
 - **Received 29 ballots to date.**
- 2026 HOA Dues
 - **Late Fee of \$100 was assessed in April**
 - **Currently 8 lots have a late fee assessed**
 - **Russell Prop Mgmt. has been approved to take further action to collect late fees**

V. New Business

- Gate Repair
 - **Specialty FDR ordering part to complete repair**
 - **No date for completion yet.**
- Grounds Maintenance
 - **Article 5 Section 5.2 Maintenance states if an owner fails to upkeep their lot to community wide standards the HOA may perform work and assess all cost incurred to the owner.**

- Russell Prop. Mgmt. has instructed landscaper to perform service on any properties that do not meet standards, and the cost will be a pass through to owner.
- Front Gate Improvements
 - Received proposals from both Seegars Fence and Specialty FDR
 - Both proposals only addressed fencing along the landlines on each side of the front gate.
 - Seegars Proposal - \$8,897.00
 - Specialty FDR - \$8,900.00
 - When April, Jared and I met onsite with Seegars we discussed improvements to the security of the front gate but those items were not included in proposal so I have asked April to follow up with Seegars.

VI. Open Forum

- a. 109 Whichard – Jared mentioned the ingress/egress area at 109 and how it is almost impassable due to previous rain and construction vehicle activity.
 - i. 7-29-2026 Devan spoke with the builder, and he said he would provide the owner with change order/pricing to make repairs to the HOA bridge access. He stated it will take 1-2 weeks to create and acquire approval for change order in addition to time to complete the task.

VII. Adjournment