

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