

**MINUTES OF A MEETING OF  
BRIGADOON OWNERS' ASSOCIATION, INC.**

**Sunday, June 11, 2023**

**BOA Board Meeting**

Meeting Location: Brigadoon Gate House

Start Time: 2:00 P.M.

*In Attendance: Brigadoon Owners' Association (BOA) Board Members – Sam Holloway (Board President), Gary Cobb (Vice President/Treasurer), and Bill Barron (Secretary).*

General

- Meeting came to order at approximately 2:00 p.m.

Treasury Report

- Discussed the current and future subdivision expenditures.
  - Mr. Gary Cobb went through the budget update sheet and discussed the dues/special assessment, current budget, planned expenditures, remaining budget and existing payment status.
  - Formal late notices were sent out by our accounting firm, Seaman, Shinkunas & Lindgren, Professional Corporation (PC). We still have outstanding dues/special assessments that have not been paid by some home owners. There is a possibility of a 3<sup>rd</sup> late notice being sent out if home owners fail to respond to the second notice, followed by lien notices.
  - The early principal payment made, after our last BOA meeting, on our long-term (5-year) loan with the private party lender, has saved the community nearly \$5,000 in interest fees and will facilitate paying off the loan years early.

Old Business

- Discussed the status of the old business and progress to resolution. Because of the absence of other board members, the following are still open actions:
  - Keys to the gatehouse, pool house, side door to pool house, and key log.
  - Master Project Book that has the lists of the primary vendors and contacts used by the subdivision.
  - Training on VIZpin SMART, wireless key entry lock for the pool house gate.
  - Quote on painting the fence along Friend Road.
  - Purchase of new Sun Shade and furniture equipment for pool area.
  - Utility bill cost on why it seemed high in Jan \$248, Feb \$422, Mar \$355, and Apr \$398 and the status of the electrical evaluation. Although the most recent utility bill was back in line with 2022 costs for the same time period.
  - Resolution of community issues with homeowners that are not in compliance with subdivision bylaws and drainage to other home owners because of not getting issues resolved in a timely manner.

- Front gate keypad and screen. The screen is only half readable and the keypad itself is partly functional, Mr. Mark Gember will be asked to evaluate the issues and provide a suggested path ahead to the board.

### New Business

- Discussed new business/issues.
  - Cleaning and/or repair of current pool equipment.
  - Replacement of current street signs. The street signs are original and because of their exposure to the elements and damage from carpenter bees, they are literally falling apart.
  - Issue with homeowners, and their empty lots, refusing to pay for grass services agreed to and rendered by the contractor.
  - Discussed the status of mailboxes and if there are enough available for purchase by new homeowners.
  - Re-evaluate the weekly cleaning cost for the pool area, bathrooms (pool/gatehouse) and gatehouse building.
  - The purchase of a small shed for the pool area to store the pool cover to protect it from the elements during the summer months.
  - Currently there have not been any new issues reported with dogs running free and not properly secured in their yard. Home owners are reminded to please keep everyone safe and secure your pets.

### Additional noted discussion

- Additional notes discussed.
  - **Please note the following 2023 Social Events - Coordinated by the Hospitality Committee:**
    - Friday, July 14, 2023, Brigadoon Friday Social, Pool House, 6 p.m.
    - Friday, August 11, 2023, Brigadoon Friday Social, Pool House, 6 p.m.
    - Friday, September 8, 2023, Brigadoon Friday Social, Pool House, 6 p.m.
    - Saturday, October 28, 2023, Trunk or Treat, Pool House and Parking Lot, Time TBD
  - The following **BOA board meeting dates scheduled:** August 12, and November 11, starting at 09:00 a.m. at the Brigadoon Gate House, we would greatly appreciate your attendance and input.
  - **Board members serve for two (2) years and normally, half the board members rotate out every year. Currently, most of the members are half way through their second year. We need volunteers to serve on the board, or as an Associate on the board. Serving as an Associate would let you see how the board works and the process involved in serving as a board member. If anyone is interested, please contact Mr. Sam Holloway for more information.**

Meeting adjourned by the President at approximately 3:00 p.m.

Next Board meeting and location: August 12, starting at 09:00 a.m. at the Brigadoon Gate House.

We want to hear from you! Do you see a special project and would like to present it and your services to the Community? Please feel free to send your questions, comments, and ideas to the Board at [boa@brigadoonowners.com](mailto:boa@brigadoonowners.com). We value and appreciate your input.