

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

Saturday, April 15, 2023

BOA Board Meeting

Meeting Location: Brigadoon Gate House

Start Time: 9:00 A.M.

In Attendance: BOA Board Members – Sam Holloway (Board President), Gary Cobb (Vice President/Treasurer), Mr. Ed Hipolito (Special Projects), Bill Barron (Secretary), and Sharon Scroggins.

General

- Meeting came to order at approximately 9:00 a.m.

Treasury Report

- Discussed the current and future subdivision expenditures.
 - Mr. Sam Holloway started the meeting with discussion on our current checking balance and general dues/special assessment progress. We still have outstanding dues/special assessments that have not been paid by some home owners. Mr. Sam Holloway will be sending out emails to remind individuals of their late payments before formal late notices are sent out by our accounting firm, Seaman, Shinkunas & Lindgren, Professional Corporation (PC).
 - Mr. Gary Cobb went through the budget update sheet and discussed the current budget, planned expenditures, remaining budget and existing payment status.
 - Mr. Gary Cobb discussed the current Money Market Account and the interest rate. After discussions with the bank our interest rate was increased from 0.01% to 0.75%. Future discussion of how to increase the rate will be made after the special road assessment is paid off.
 - Discussed the \$3,541.00 tax bill we received on the 0.3-acre lot sold to Mr. Paul Simonton and why we paid taxes this year (usually we don't have activities that result in taxable income).
 - Continued our discussions on making an early principal payment on our long-term (5-year) loan with the private party lender, to facilitate paying off the loan early.

Old Business

- Discussed the status of the old business and progress to resolution.
 - Mr. Ed Hipolito contacted Mrs. Kay Dye (old Special Projects) and received the keys to the gatehouse, pool house, side door to pool house and key log. Mr. Ed Hipolito is working with Mrs. Kay Dye on getting the master Project

Book that has the lists of the primary vendors and contacts used by the subdivision. Mr. Ed Hipolito is still working on receiving training on the VIZpin SMART, wireless key entry lock for the pool house gate.

- Mr. Ed Hipolito is working on getting a quote on painting the fence along Friend Road and new Sun Shade for pool area.
- The subdivision receives four (4) separate utility bills a month for the following: street lights, gate house, pump house and pool house. The pool house utility bill seems unreasonably high. For the last four months we have been paying: Jan \$248, Feb \$422, Mar \$355, and Apr \$398. We are trying to understand why the monthly cost is high. Mrs. Sharon Scroggins will be making a call to the utility company to verify the pool house meter is working properly. If the meter is found to be operating properly, we will then ask an electrician to come out and evaluate the current usage on pool house components (e.g., pool pump, refrigerator, etc.) to see if there is a component pulling an abnormal amount of current.
- Discussed the current BOA Insurance Policy with Auto-Owners Insurance Company and the need to shop around next year and see if there are any better rates.
- The board discussed any overpayment of dues. Mr. Sam Holloway said that he would personally work this issue
- Mr. Ed Hipolito, also part of Architectural Control Committee (ACC), plans to work with other ACC members on trying to resolve community issues with homeowners that are not in compliance with subdivision bylaws.

New Business

- Discussed new business/issues.
 - Discussed the pool opening date. Mr. Sam Holloway will be checking with Mr. Rob Gardner on pool maintenance status to determine if it might be ready to open by 20 May 23. There are some safety repairs that have to be accomplished before opening, which may delay the date.
 - The pool house area needs to be power washed before opening. We have a current bid to accomplish this task but it was suggested that an email be sent out to find out if we could get community volunteers to power wash the area ourselves. This would allow us to use the funds to support other repairs.
 - Discussed the 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.

Additional noted discussion

- Additional notes discussed.
 - There have been some recent issues on the drainage of some lots and resulting damage to other home owners in the community. These issues are very important to both the BOA and ACC Board Members. These issues

- have been discussed with the homeowners and resolution to resolve the problems is in progress.
- There have been issues with dogs running free and not properly secured in their yard. Home owners are reminded to please keep everyone safe and secure your pets.
 - **Please note the following 2023 Social Events - Coordinated by the Hospitality Committee:**
 - Saturday, May 20, 2023, Family BBQ, Pool House, 4 p.m.
 - Friday, June 9, 2023, Brigadoon Friday Social, Pool House, 6 p.m.
 - 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:** 10 June, 12 Aug, and 11 Nov, starting at 09:00 a.m. at the Brigadoon Gate House, we would greatly appreciate your attendance and input.

Meeting adjourned by the President at approximately 10:10 a.m.

Next Board meeting and location: 10 June, 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. We value and appreciate your input.