

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

**Saturday, January 06, 2024**

**BOA Board Meeting**

Meeting Location: Brigadoon Gate House

Start Time: 09:00 A.M.

*In Attendance: Brigadoon Owners' Association (BOA) Board Members – Sam Holloway (Board President), Bill Barron (Secretary), Johnny Springer and Michael O'Hara.*

General

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

Treasury Report

- Discussed the current and future subdivision expenditures.
  - Discussed the Draft Budget Sheet that Mr. Gary Cobb created for this meeting. We talked about the special assessment, current budget, planned expenditures, remaining budget and existing payment status.
  - During the review of the Draft Budget, the following was highlighted:
    - We all agreed the pool repairs should be top priority.
    - Final determination on funding the fence repairs/painting depends on the funds remaining from the pool repairs.
    - Paying down our existing road loan ahead of schedule depends on remaining funds.
    - Replacement of future main gate entry motors. The gate motors are the original motors that were installed at the entry and we have a very limited number of supply parts remaining to support repairs. Mr. Sam Holloway informed the group, that Mr. Mark Gember believes we might have 3-4 years left on the motors and repair parts to support maintenance on them.
  - The Draft Budget for 2024 was reviewed and approved, pending on some clarification expenditures on the budget sheet with Mr. Cobb.

Old Business

- No old business discussed at this meeting.

New Business

- Discussed new business/issues.
  - The accounting firm that Mr. Pete Shinkunas, Certified Public Accountant (CPA), of Seaman, Shinkunas & Lindgren, Professional Corporation (PC) works for was sold. Mr. Holloway informed the board that we may have to

consider a new firm in the future if they decide to not renew us in the future. This was information only.

- We also discussed preparation of annual records and have tentatively planned the Annual Member's Meeting for February 22, 2024.
- The Board discussed having the Architectural Control Committee (ACC) members at the annual meeting to discuss covenant restrictions and building standards.

#### Additional noted discussion

- Additional notes discussed.
  - Future BOA board meeting dates are yet to determined but are usually scheduled every 3 months. They are held at the Brigadoon Gate House starting at 09:00 a.m., 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 almost 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 10:20 a.m.

Next Board meeting and location: TBD, 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.