

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

Saturday, October 11, 2022

BOA Board Meeting

Meeting Location: Brigadoon Gate House

Start Time: 06:00 P.M.

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

General

- Meeting came to order at approximately 06:00 p.m.

Treasury Report

- Discussed the current loan with the Limited Liability Company (LLC) and monthly subdivision expenditure. Monthly expenditures are approximately \$3,000 per month. With the purchase of the new pool cover, there are enough funds available to meet all current/budgeted obligations this year and the beginning of next year.

Old Business

- Board discussed the road invoice from Grayson Carter & Son Contracting, Inc from the Special Assessment and the efforts to cover the additional costs to finish the work on Brigadoon Dr. and Inverness Pl. roads. The first loan payment to the private LLC entity has been made. Grayson Carter & Son Contracting, Inc; will start filling in the cracks and sealing the road, beginning on the 17th of October, weather permitting.

New Business

- Discussed the closed sale of the small parcel of land between the Pool House area and St. Andrews Dr. The small triangle section of land at the bottom of the hill, near the creek was sold to the new owners of the Lots 92, 93, and 94.
- The Board discussed revising the rules of combining lots, which reduces the yearly dues each residence member pays. There have been issues of residents purchasing two (2) lots and combining them into one (1) to reduce yearly dues fees, then separating them back out when they decide to sell their home. This action reduces the fees the subdivision receives yearly and is unfair to other residents that have one (1) lot but must pay for the same road frontage usage as owners that have two (2) or more lots. The board is looking at options to re-evaluate this practice to make it more equitable for all residents.

- The Board is evaluating raising the yearly dues to cover the increased operating cost. This will be the first-time dues have been raised in more than five plus (5+) years.
- Mr. Sam Holloway will be assisting Mrs. Sharon Scroggins in creating a future draft budget.
- The next meeting is scheduled the 14th of November and we will be discussing next year's budget and plans for our annual community meeting.

Meeting adjourned by the President at approximately 07:30 p.m.

Next Board meeting and location: 14 November at 06:00 p.m., 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.