



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

Saturday, May 8, 2021

BOA Board Meeting

Meeting Location: Brigadoon Pool House

Start Time: 8:00 A.M.

In Attendance: BOA Board Members –Johnny Springer (Board President), Michelle White (Vice President), Rob Gardner (Projects), Matthew Weir (Secretary), and David Wade (Treasurer)

General

- Johnny Springer (Acting Board President) called the meeting to order at approximately 8:00 a.m.
- Five owners were in attendance.

Old Business

- The board continued discussions regarding various opportunities to fund upcoming road repairs. A special community wide meeting will be held in the future to present/discuss options for road repair and a community wide vote will be held after the options are finalized.

BOA Treasurer Report

1. Current Balance in Checking - Total available balance: \$46,453.12
2. Available Balance in Checking - \$46,453.12
3. Current Business Money Market balance - 29,806.78<interest rate = 0.010%>
4. April bills all paid; May bills, \$1789.53 pending
5. Currently @ 28% (18,764.39) spent YTD of allocated budget (\$65, 972.02)
6. 2020 taxes complete (nothing owed) and submitted by accounting firm
7. Loan discussions ongoing with Regions Bank for road work
 - a. 5% interest for \$250,000.00 @15year term <ESTIMATE - NOT FINAL>
 - b. Collateral documentation gathering underway for final estimates
- c. Will submit estimates for decision once complete
8. HOA dues invoices have been sent out to all homeowners for 2021
 - a. As dues are received, available balance in checking will increase
 - b. Once we have a working balance, the "roads" account will be seeded with funds from checking

New Business

- The board and members in attendance held a conference call with a contractor that manages Eel grass in the area and on Lake Guntersville. The contractor explained the methods used to control the grass. The use of this service will be up to each individual owner and will not be funded by the community.
- The board discussed the possibility of the community being annexed into Limestone County or the City of Athens. This could help alleviate road issues in the future but we believe the roads have to be brought up to a standard before the county or city will take over the repair. Johnny Springer is going to speak to the District 3 commissioner to gain further insight.
- In order to protect the integrity of the community the ACC and BOA are going to be more aggressive on covenant violations. We plan to issue violation letters and fines to violators on a monthly basis until the issues are resolved.

Meeting adjourned by the President at approximately 9:00 a.m.

Next Board meeting and location: TBD

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.