

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

Saturday, May 21, 2022

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), Sharon Scroggins (Treasurer), and Rob Gardner (Pool Maintainer).

General

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

Old Business

- Board discussed continuing road project issues and efforts to cover costs.
 - Special Assessment dollars collected to date have been applied against the existing invoice for the work completed on St Andrews drive.
 - The remaining outstanding balance will be covered by a loan from a private entity (LLC), once deemed feasible and legal by our Association Lawyer, due to our unsuccessful attempts to secure a loan from banks in the surrounding area.
 - Work on St Andrews Dr was more extensive than originally bid and has resulted in an additional \$60,000 in cost to ensure the road was properly repaired and stem off future issues with the road condition.
 - The remaining cost to address final work on Brigadoon Dr and Inverness Pl is approximately \$84,000 and efforts to secure a bank loan to cover these costs are on going with hopes of securing funding within the next couple of weeks.
- The pool is open for use by the community and is being maintained by Rob Gardner this year. The Board thanks him for taking this effort on at no cost to the community, above costs for materials and chemicals.

Treasury Report

- All bills for common community operations have been paid to date.
- The Association Checking account currently sits at \$94,385.00. The Board is working with our accountant to determine how much of those funds are from the Special Assessment and those funds will be applied immediately to the road contract.
- Remaining amount is associated with dues intake for annual operating costs across the community.
- The money market account currently sits at \$29,810. The Board's intent is to make use of a portion of those funds to help in paying down the road contract costs.

New Business

- The Board discussed liens on property currently in place as a result of non-payment of dues and non-compliance with community Covenants and By-laws. Gary Cobb is conducting a review of those liens and any that need to be updated or new liens to be filed with the county.
- The Board discussed community gatherings on the First Friday of each month at the pool, an activity that has occurred in past years. The lack of a defined Pool Committee has resulted in the Hospitality Committee taking on a portion of this responsibility and hosting a few events over the summer. Exact dates for events and details are under discussion within the committee, but they have planned an initial gathering on June 3, 2022 at 5:30 p.m. Hot dogs, chips and soft drinks will be provided, but everyone is asked to bring a dish to share. Hospitality will be setting up tables and chairs at approximately 8:00 a.m. and anyone wishing to volunteer to assist will be greatly appreciated.
- The Board is working to get more key cards for the pool access gate. Please be patient as we make every effort to expedite the process and provide continued access for those who have lost keys or new residents needing keys. The Board is researching the possibility of changing the system to a coded key punch pad in the future.

Meeting adjourned by the President at approximately 10:15 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.