

Brookside Hills Board Meeting

January 26, 2023

Via Zoom

Call to order: Meeting was called to order at 6:30P.M.

Directors attending: Laura Pistey, Michelle Flaherty, Adrian Tagliere, Erick Rowland

Also Attending – Kevin Etheridge - Association Manager

Election of officers: The following were elected for 2022-2023

President – Laura Pistey

Vice President – Eric Rowland

Sec/ Treasurer – this position was left unfilled, to be filled at a later date

Financial Reports – Kevin Etheridge reviewed the end of the year financial reports for the period ending December 31st 2022. The Board also discussed the 2023 budget and indicated that they would consider an increase in association fees in 2024 to apply more reserve funds for future fence replacement.

General Topics – The Board discussed ideas to generate more community participation

Architectural Control – Beth Davis 1791 Lorian – The Association received an Arc Request for that address, the Architectural Committee denied the request and the owner of the property responded claiming to have special developer privileges citing the association documents. The Board had requested that Kevin Etheridge contract attorney Suzanne Blankenship to render an opinion. After discussion the Board discussed a possible compromise for the potential detached garage to architecturally match the home (and potentially screen the structure from view with trees and landscaping) It was later determined that a meeting would be scheduled by the Architectural committee with the owner of the property to meet at the location to offer a compromise.

Architectural – The Board of Directors noted that there was a fence which was partially down by the creek. The owner claimed they were going to remove the fence completely. EPM will request the owner provide a timeline for removal.

The Board noted that there was one boat that was stored in a back yard which does not meet the association's standards.

New business – The Board discussed conducting a meeting to review the Association’s covenants in a workshop type setting.

The Board requested that EPM place a list of the names of board of Directors on the EPM website

Adjournment – 7:25P.M.