

Minutes from Brookside Hills Board of Directors Meeting on Tuesday February 21, 2023

Attendees: Steve Moorhead, Michele Flaherty, Adrian Tagliere, Eric Rowland, and Laura Pistey

Notice of meeting posted 50 hours ahead at subdivision entrance.

The meeting was called to order at 5:30 pm.

OLD BUSINESS

- A. ARC request for 1791 Lorain: Laura requested an update from Etheridge but did not receive it. Last status was to send member a letter suggesting a building similar to home materials and style. Laura will check with Etheridge for draft of letter.
- B. Secretary/Treasurer: Adrian Tagliere volunteered for the office of Secretary/Treasurer. Laura will forward his name to Etheridge.
- C. Website: Laura checked with Charlie Hicks who did not believe the domain name was active.
- D. Covenant Violations
 - a. 981 Bucyrus Resolved
 - b. 1007 Bucyrus (Visible boat behind fence) Unresolved
 - c. 1794 Lorain Resolved
 - d. 1791 Lorain (RV IN drive > 48 hours) Unresolved

NEW BUSINESS

- A. Covenant Review: All board members are interested in revising the covenants for clarity and common practice. Steve will provide a word copy of the covenants. Board members will meet to review and revise. The goal is to present revisions at the next yearly meeting for ratification by 50% of members.
- B. Contract Review: Etheridge Property Management and Christian's Lawn Care contracts were reviewed.
 - a. The Etheridge Contract was from 2016. Laura will ask if a new contract needs to be signed. She will also ask if a documents folder can be added under the Brookside Hills Association area.
 - b. The Christians Lawn Care contract was from July of 2021 and seemed to indicate a price of \$1,500.00 for yearly service yet the budget for 2022 was \$6,900.00 and the 2023 budgeted amount is \$9,915.00. Laura will seek clarification from Christian's and Etheridge. Adrian had a new quote with a clear scope of work from a highly regarded company. The quote was for \$6,900 annually which is significantly cheaper than the current contractor. Laura will seek advice on how to end the current contract and initiate a contract with the new company.
- C. Delinquent Assessment Review: 27% of members have not paid the 2023 annual assessment and 5 members are delinquent for multiple years. Etheridge has sent all delinquent members a 30 day demand notice as required by the lawyer. The board wants to know what steps are

required prior to sending to collection and the actions taken for those members delinquent greater than 90 days. Laura will ask Etheridge to provide the information.

D. Covenant Violations:

- a. 1007 Bucyrus (Visible boat)
- b. 1791 Lorain (RV in drive > 48 hours)
- c. 1799 Manitowac (Fence disrepair and visible trailer)
- d. 969 Bucyrus (Fence disrepair)
- e. 1011 Bucyrus (Jet skis in drive)
- f. 1017 Bucyrus (Visible trailer)

Meeting adjourned at 6:35 pm.