



## BOARD MEETING MINUTES

NOON

WEDNESDAY, APRIL 12, 2023

NOON – 1:00 P.M.

NORTHEAST LIBRARY

5513 THOMASVILLE ROAD

### Call to Order/ Board Members Introductions:

*Lori Fahey, President*

*Christine Boulos, Treasurer (absent)*

*Steve Lewallen Secretary*

*Gregory Madden*

*Brandi Van Leuven*

*Danny Hayes, Association Manager*

### Homeowners in Attendance

Barbara Lauer

Larry Momyer

Judy Momyer

### Approval of Minutes

- Minutes were approved unanimously.

### Treasurer Report: *Danny Hayes*

- CD updates
  - 4.25% @ Truist Bank (\$100,000)

### Architectural Control Committee

- Chair of the Committee: *Steve Lewallen*
- Board discussed history of BBHOA with homeowner attendees and it was recommended that Steve reach out to Palmer Williams to learn more about why the neighborhood has never deeded the easements to the county for maintenance.

### Committee Updates

- Book Club: *Christine Boulos*
- Welcoming Committee: *Allie Orange/Ida Thompson*
  - *Need to discuss support for committee for neighborhood events*
  - *Steve made motion to approve welcome gift for new residents. Discussion involved amount to approve. Lori amended to \$100. Motion passed unanimously. This will apply to new residents moving forward. Steve will pass info to IDA and oversee expenditure request.*
- Special Committee: *Steve Lewallen, Chris Eaton, and Tyler Van Leuven*



## **Business**

- Landscaping Updates:
  - Island
    - Plants down; irrigation completed.
  - East Entrance Status:
    - Electrical and irrigation completed. City approved the installation. Waiting on the meter to be installed by city.
    - There are more plants to be installed. Irrigation is running.
    - Board discussed complaint about West entrance. West entrance has been trimmed and cleaned up.
    - Repair of damaged road sign on East Island. Steve will contact T2C.
  - West Entrance
    - Town 2 Country clean up has occurred.
- This entrance will be the next scheduled clean/re-landscaped next year.

## **Road Maintenance/Repair**

- Steve and Danny discussed road maintenance issues throughout the neighborhood. NFA provided a quote and for approximately \$31K will correct erosion issues, repave designated areas, smooth out some curves and repair large bumps. Danny will reach out to NWA about quote period. Board discussion included concerns about rising costs, aesthetics of multiple patches and how long this would delay complete paving job for neighborhood. Board will convene special meeting to discuss further.

## **Website Management Pros/Cons**

Greg offered website alternative Town Square at \$90/mo but it would require us to manage. It offers many options to vote, post discussions etc...will look at current site and capabilities and compare.

## **New Business**

Steve asked homeowners about best way to conduct a survey. Homeowners attending recommended electronic and paper versions.

Larry Momyer inquired about home additions and how to submit ACC request. Steve recommended he go to HOA website, download the form, attach a sketch, and submit to ACC for approval. It was recommended that he review the BBHOA covenants for information or contact Riley Palmer Construction who recently went through the process.



**Future BBHOA Meeting Dates: (Please check for accuracy/dates are on Wednesday)**

- ✓ June 7<sup>th</sup>
- ✓ August 2<sup>nd</sup>
- ✓ October 4<sup>th</sup> (Annual Meeting)

**Meeting was adjourned at 1:07pm**