

# Brush Mountain Farms Home Owners Association

## Annual Meeting Minutes

July 20, 2019

Middlesboro Public Library

1:00 to 2:45 pm

- **Call to Order:** The meeting was called to order by Jesse Burchett
  - Kathy Smith 1<sup>st</sup>
  - Tom Kitzmiller 2<sup>nd</sup>
- **Introductions:** Board Members present
  - Jesse Burchett
  - Mike Wilke
  - Tom Kitzmiller
  - Kathy Smith
  - Lisa Karsner
- **Appalachian Wildlife Center update:** Jesse Burchett gave update
  - Still scheduled to open Summer 2021
  - It is estimated to attract over 850,000 visitors a year.
  - It will directly employ 201 people and generate over 2900 new jobs in the region.
  - Annual economic impact estimates \$174,000.
- **Address changes:** These were approved last year. Ben Barnett oversees 911 and has communicated these changes with Deed, Postmaster, Tax, Fire, Ambulance and Sherriff Offices.
  - A few people still need to decide on which street name they want to use. Jesse will be contact those for a decision. Will then finalize with Post Office.
- **Master Community mailbox:** A new federal law requires subdivisions to have a community mailbox.
- **Gate access for emergencies:** A copy of the gate booklet will be given to the local Sherriff. Back gate to be automated in the future. We will need a person to hook it up. It's needed for emergency purposes.
- **ERC Agreement and Common Areas:** Common areas have been signed over (4 parcels) to the Association and \$4500/year for 4 years. The Association will pay taxes on common area parcels.
- **Clubhouse:** The clubhouse needs to be pressure washed and maintained. Jesse will be putting in a bid. Association having a very hard time in finding people to do the work. It also needs locks, electricity and bathrooms. If we can get these things accomplished, it could be used for future community events.
- **Water project and financing update:**
  - Jesse has reached out to State Representatives and Senators to work on moneys (possible low interest loan) from the State and our taxes to pay for water access.

- Water tower going in to service the Wildlife Center and Brush Mountain Farms.
- **Roads:** Aprons are doing their job to prevent washout. This was done by Hinkle. Need seal coating on our roads. Trying to get bids \$10,000-\$15,000 estimation. Rick Barnett passed away and his son Austin is taking on the role to bush hog and road care. Off roads are being sprayed to help control weeds. Association won't be asphaltting the roads until we see development happening.
- **HOA dues:** There were approximately 40 more people left to pay their 2019 dues. 17-18 owners have property liens and letters will be going out as notification. May consider moving toward foreclosure on these properties. Attorney has been consulted. If you need to know about your dues for your lots send email through the website.
- **Budget Review:** Mike reviewed the Financial Statement for 2018-2019 and Budget for 2020. A copy was sent to owners 10May2019.
  - **Projects proposed**
    - Pavement sealing \$10,000
    - Community center upkeep – pressure wash and stain; septic installed and A/C/window unit
    - Gate maintenance
- **Miscellaneous:**
  - Take pictures of any issues on or around your lots and send to the board.
  - Four wheelers are still coming into our property but it's getting better.
  - No trespassing and no hunting signs reposting on Hwy 217 frontage.
  - Bears are present so be aware.

**Owners in Attendance:**

Kathy Smith  
 Tom Kitzmiller  
 Lisa and Lee Karsner  
 Mary Stroud  
 Charles Anderson  
 Beth and Keith Stalnaker  
 Linsey and Christine Back  
 Jesse and Julie Burchett  
 Mike Wilke