

BMHOA Owners Meeting 2017

Jesse called meeting to order, Mike seconded.

Intro of board members.

Jesse and Mike. Accomplishments from last year. Added second lane of pavement for all of Brush Mountain Circle. Most roads have been trimmed and gravel maintained. All areas are accessible via four-wheel drive. Community building is upgraded creating an asset for the community. Column repair at both entrances completed. Emergency responder box added to gate one. Automated opener added when exiting gate 1. Back entrances secured with large boulders.

Kathy. Jesse and Mike were re-elected to the Board for 3-year terms. Lisa, Kathy, and Tom will be up for reelection next year.

Mike. Review of financials. Full accounting submitted to all owners in attendance. 30 to 35 thousand comes in each year in annual dues. Operating budget is approximately 15 thousand. The surplus is reinvested in the community. This includes road improvements and maintenance to alleviate washouts. Working on keeping overgrowth back to approximately 48 inches from roadway. Goal is to make all lots accessible.

Jesse detailed all improvements to Community Building. Expenditures are categorized as shed project. More improvements are needed such as electricity, pressure washing, and staining.

Clarification on ending cash and carryover to 2018.

Question regarding those not paying dues. 45 owners have not paid to date for 2017. 24 owners currently have liens on their property for non-payment of dues.

Mike discussed proposed budget for 2017/2018. Recurring expenses budgeted for year is 18445. Three proposed projects. Pavement sealer, community center pressure wash/stain, community mailbox. More money and improvements proposed for side roads. More gravel and culvert installation. A

Automation of gate 2 is also being discussed. Estimates will be obtained and owners will be presented with opportunity to vote on automation in the future. Owners need to propose projects or ask for any maintenance that needs to be done near their lot.

Appalachian Nature Center is being built on strip mine area across 217 from BMF. E RC owns numerous lots (Mortgage Company of developer) but do not pay fees. However, this company does pay the taxes on the common areas. We plan to bill the company for dues.

Legal issue settled recently by the BMHOA insurance company.

Water is available to those with lots adjacent to 217. Pineville water will work with you on piping. New person is now in charge of water department that the HOA has not worked with. Jesse will work on building this relationship. Proposal to use BMF taxes to bring water to lots. An attorney will most likely need to be retained to facilitate water being brought to all lots.

Beth described the proposed Appalachian Wildlife Center coming in June 2019. Information is on the website.

Owner asked who owns barn. Owned by ERC but is for sale. BMHOA cannot afford to purchase or the liability at this time.

Mary Bobo expressed how wonderful BMF is with the peace and quiet and nature.

Owner stated that property looks the best it ever has. Bill Bobo asked about water being tied into the new Wildlife Center. We will explore this option.

Another owner expressed that the property looks good with columns repaired, road paved, and mowing.

Some owners will be going to property after meeting.

Meeting adjourned.