

Brush Mountain Farms Home Owners Association

Annual Meeting Minutes

Saturday July 23, 2022

12:30-2:30 pm EST

I. Call to Order/Welcome

The meeting was called to order by HOA President Jesse Burchett. He welcomed the approximate 30 owners in attendance.

II. Board Introductions & Roles w/Election Results

➤ Additional Board members in attendance:

- Mike Wilke: Treasurer
- Kathy Smith: Manages mailings, dues collection and HOA **email - brushmountainfarmsky@yahoo.com**
- Tom Kitzmiller: Handles elections/phone/internet)
- Keith Stalnaker: newly elected Board member.

➤ Board members who were unable to attend:

- Sherry Maira
- Lisa Karsner: manages the HOA **website - brushmountainfarmsky.com**

III. **Review & Approval of Minutes** - 2021 Annual Meeting - Kathy Smith approved and Tom Kitzmiller second the approval. A copy of meeting minutes is posted on the website.

IV. Lien & Foreclosure Update

Currently there are 4 lots in foreclosure and 3 lots with active liens. This is the lowest number in a long time. Thank you to Kathy Smith and Jesse Burchett for their efforts and hard work along with the HOA's new attorney, C. Bishop Johnson. He was in attendance and introduced at the meeting. Owners are reminded to contact a Board member with concerns, not the attorney. This will reduce legal fees and allow for more efficient utilization of our attorney.

V. Treasurer's Report

Mike Wilke reviewed the BMF HOA Proposed Budget for FY 2022/2023.

- HOA dues are estimated to be approximately \$30,000 annually.
- Some increasing expenses include: electricity for the gate, insurance, mowing, ground maintenance, and the PO Box.

- Common Area taxes have decreased on land deeded back to the HOA, i.e., the Community Center.
- Questions were asked about the Road Maintenance expenses which are addressed in the next section (see below).

★ **Completed/Proposed Projects:**

- 2021/2022 Completed Projects included gate repair and roadwork
- 2022/2023 Proposed Projects include installation of a Community Mailbox and getting electricity to the Community Center and the 2nd gate.

VI. Ongoing Business Update

- Roads & Maintenance
 - i. Expenses for this include the sealing of the pavement and the repair of areas washed out by heavy rains. In addition, previously installed culverts are failing and need replacing.
 - ii. Owners are asked to identify areas of concern to the Board using email so that issues can be addressed more efficiently.
 - iii. Road Maintenance and repair from weather damage continue to be a large expense annually.
- Bell County 911 Listing & Address Changes
 - i. This continues to be a challenge and is a safety concern for anyone experiencing illness or injury on the property.
 - ii. Jesse Burchett, Kathy Smith and Terry Rogers will make another attempt to resolve the issues – stay tuned.
- Water Project Status
 - i. Keith Stalnaker and Curtis Combs will be working with Jesse.
 - ii. The cost is approximately \$750,000 however they will look at all options including working with the state for funding.
 - iii. A main water line is planned to run along the main road (Brush Mountain Circle).
- Boone's Ridge Project
 - i. Due to open in 330 days
 - ii. 7 BMF owners were able to tour the construction site in April
 - iii. Project progress updates can be viewed at boonesridge.com

VII. New Business

- Committee formations
 - i. **Water Project** (see above, Keith and Curtis to lead this project)
 - ii. **Internet/Phone**
 1. Entry gate(s) access and price contract negotiation
 2. Tom Kitzmiller and Sherry Maira will lead that effort.
 - iii. **Building/Architectural**
 1. The committee will need to review and approve any residential/lot construction or improvements according to the Covenants and Bylaws. Requests can be submitted via BMF's email. More information to be posted on the website.
 2. Joe Ferowich, Kathy Smith and Terry Rogers will work on this project.
 3. Electricity to the back gate and community center planned. Curtis to work on getting an electrician.

We welcome anyone willing to work on a BMF project – please send us an email expressing your interest.

VIII. Open Forum for Discussion

- It was noted that getting workers out to do work can be difficult.
- A USPS approved mailbox for the community will be ordered and placed just inside the first gate. Curtis Combs and Mike Lynch will install the box which has 16 units and 2 units for parcel posts.
- A suggestion to add a Road Committee to oversee road issues and development was made.
- It was also suggested that the budget designate funds for specific projects.
- Owners were encouraged to review the Brush Mountain Website for updated community information and the BMF email to notify the Board of any issues. The Board will work to keep the website current & informative.

- It was suggested that projects have a timeline identified for completion to ensure ongoing progression toward completion.

VIII. Adjournment