

Brush Mountain Farms Home Owners Association

Annual Meeting Minutes

July 21, 2018

Middlesboro Public Library

1:00 to 2:45 pm

- The meeting was called to order by Mike Wilke
 - Jesse Burchett 1st and Tom Kitzmiller 2nd
- Introductions: Board Members present: (Jesse Burchett, Mike Wilke, Tom Kitzmiller and Kathy Smith). Guest speakers: Robert Roan (Pineville Water Department), Ben Barnett (Bell County Emergency management) and Jimmy Young (State Highway Trooper).
- 2017 Annual Meeting Minutes were approved by owners present
- Kathy reported on Board Director Election results. Lisa Karsner, Tom Kitzmiller and Kathy Smith have been elected to another 3 year term.
- Ben Barnet presented the need, rational, plan, long term impact for Brush Mountain Properties addresses.
 - Current address system will run out of numbers as the BMF develops
 - Current address system ineffective for 911 and GPS location for EMS.
 - New address system provides long term resolution and will not need further changes.
 - Current addresses on Brush Mountain Circle road will remain the same.
 - All BMF lots will have a numerical and street address (developed and undeveloped lots) on roads off Brush Mountain Circle (i.e Boone Drive). Even numbers assigned to properties on the right side of the road and odd numbers on the left side (i.e.: 2,4,6 etc and 1,3,5 etc.).
 - Ben will communicate changes with Deed, Postmaster, Tax, Fire, Ambulance and Sheriff Offices.
 - Jesse called a vote to proceed with the proposed plan for address changes. Yes vote carried by owners present.
- Mike brought up the option of a locked community mailbox at the BMF entry. This would need to be coordinated with the postmaster. Discussed with no resolution at this time.
- Jimmy Young provided a follow up on the Emergency Response (EMS) challenge in BMF.
 - Emergency services are having difficulty accessing the property and locating homes/lots when called.
 - New address changes will help improve this.

- One gate access code for EMS is requested since the current access is not working.
- Fred Pettingell reported that there is a code specific for EMS use.
- Jimmy recommended this EMS gate code be updated every 6 months for security
- If EMS is called, please provide as much detail as possible as to your location so EMS can locate you in an emergency. Response time would be approximately 30 min.
- Robert Roan provided an update on the Appalachian Wildlife Foundation Project and water access options for BMF owners.
 - Pineville Water will be locating a pumping station on the mountain side. BMF can have access to this as a water source.
 - The water will tie into BMF property at the back gate and an 8" pipe will run along Brush Mountain Circle road to the front gate.
 - This is an approximately 1 million dollar project that is offered to us for \$350,000-\$400,000.
 - BMF is a gated community so county funds are not available to us. We would need to find our own sources of funding.
 - Jesse proposed hiring an attorney to help us locate funding sources.
 - This price includes 3-4 fire hydrants along Brush Mountain Circle.
 - Placement of fire hydrants is expected to reduce home owner insurance costs.
 - Wildlife Foundation water project starts late 2018 and is a 6-9 month project.
 - Property owners would be financially responsible if they want to string a line to tap into the main line off Brush Mountain Circle.
- Dues update reported by Mike and Jesse.
 - ERC (East River Corp) was sent a due notice for 2018. No response as yet from them.
 - All owners addresses were verified at the Tax office but still several notices were returned for incorrect address on file.
 - Owners are encouraged to notify the Board with any address changes.
 - All efforts are being made to collect annual dues for planned projects at BMF.
 - Dues overdue notices will be sent to owners delinquent August 20th and liens will be filed if still delinquent on September 17th.
 - Dues help provide funds to improve and develop BMF.
- Mike reviewed the budget for 2019 and Financial Statement for 2017-2018
 - Anticipate maintenance fees may increase in the next year for weeding and mowing of common areas.
 - Proposed projects for 2018-2019
 - Pavement Sealing

- Community Center Pressure washing and sealing
 - East gate automation
 - Community Mailbox at front gate entrance
 - Road maintenance
- Jesse reviewed the road work status and ongoing maintenance issues (water runoff, leaves plugging culverts, potholes repair).
- Jesse proposed that we will need to consider
 - A new attorney to assist specifically with water funding and ongoing issues with ERC.
 - A new grounds maintenance group to manage common property that includes mowing, weed and leaf control.
- If water lines are to be placed along Brush Mountain Circle, Fred asked us to consider laying natural gas lines along side for future use.
- Website update- We will ask Beth to post the minutes of this meeting on the website along with listing of any properties currently for sale.
- Jesse moved to adjourn the meeting at 2:45pm. Members of the Board and owners 2nd.

Owners in attendance:

Jesse Burchett

Mike Wilke

Katherine Smith

Tom Kitzmiller

Keith and Beth Stalnaker

Fred Pettingill

Bill & Mary Bobo

Charles Anderson

Leo & Jane Chaput

Joe Ferowich

T. Rogers