

## Minutes for BMHOA Annual Meeting

Saturday July 20, 2024

- Call to order/welcome
- Board introduction and roles with election results: Tom Kitzmiller(Architectural Committee), Joe Ferowich(Architectural Committee), Jesse Burchett(Maintenance Committee),Mike Wilke(Treasurer),Curtis Combs(Secretary),John Neeley(President),Kevin Bisceglia
- Review and approval of the 2023 annual meeting minutes: Approved
- Lien and foreclosure update: Trish/Jesse informed us we only have one property currently in foreclosure.
- Treasures report: Mike reviewed and shared our cash balance and upcoming budget and allowed all association members present to look at this as well as last year's expenses during the meeting.
- HOA dues report: Trish gave us an update of approximately 40 owners that hadn't paid dues yet.
- Fiscal year 2024-2025 proposed budget: Mike presented this and explained in detail.
- Financial statement for fiscal year 2023-2024: This was included in Mikes Treasures report and was shared with everyone present.
- Ongoing business Update: Mike and Jesse discussed with everyone current and upcoming projects being worked on and considered. This was primarily the maintenance with water drainage, roads and overgrowth of trees.
- Roads and Maintenance: Jesse spoke briefly and introduced Jimmy Young and Michael Cupp. Jimmy does a lot of road and culvert work with heavy machinery. He explained some of the things that he can do for the community. Michael keeps the grass and trees cut back as well as culverts and ditches cleaned of debris as necessary.
- Water project status: Jesse informed everyone that the plans were submitted to state authorities and the engineer was waiting on the approval. He also explained to everyone that we would need to make an effort soon in regard to starting the implementation of the water line. This would be the first step and allow us to keep the permit from the state active.
- Boones Ridge Progress: We really didn't have any new news on this other than the website.
- Mailbox assignment procedure: Curtis let everyone know the procedure of going to the postmaster with your current address within the community and getting a box assigned with a key.
- Gate code assignment and expected usage requirement: Curtis discussed gate codes and the

importance of not giving those to the wrong persons. If anyone needs a code updated or added please Call or text Curtis and he will program it in the system. The need for lights over the entrances was discussed and Kevin Bisceglia volunteered to contact KU and get a proposal from them on cost.

- New Business
- Maintenance and Architecture committees-participation needed: Jesse is open to accept help within the community if you'd like to donate some time on various projects. Please reach out to him by sending an email to the website email address or any board member and they can get your information.
- Open forum for discussion: The question of short-term rental was presented and the answer was given that the covenants don't allow for it currently. This would take a majority vote of the association members to change.
- Adjournment
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