

BRUSH MOUNTAIN FARM SUBDIVISION

ANNUAL HOA MEETING

JULY 18, 2026

REVISED JULY 21, 2026

MINUTES OF MEETING

BOARD MEMBERS IN ATTENDANCE

John Neely - President

Jesse Burchette

Joe Ferowich

Tom Kitzmiller

Curtis Combs – Proposed new board member (former Secretary)

Dan Clifton – Proposed new board member

PROPOSED BOARD MEMBER NOT IN ATTENDANCE (Rev)

Mike Wilke- Proposed new board member (former Treasurer)

1. Call to order/welcome

John called the meeting to order

2. Board introduction and roles with election results

John introduced the existing and proposed board members. Curtis Combs was coming back to replace Jesse Burchette, who has submitted his resignation. There was not a recent election to discuss.

3. Review and Approval of the 2025 annual meeting minutes

The 2025 minutes were not currently available due to turn-over in board positions, but would be reviewed at the next executive board meeting.

4. Lien and foreclosure update

Jesse had collected the last of the outstanding liens. There were no new liens required.

5. Treasurer's report

Jesse noted that there was approximately \$120,000 currently in the bank account

6. HOA dues report

Trish (Jesse's wife, acting secretary) noted that the majority of the dues had come in, but dues payments were still coming in.

7. Fiscal year 2026 – 2027 proposed budget

A preliminary budget was provided by Jesse, but due to the board member turn-over, a final budget had not been completed (Rev). There are several key projects that will be started before the end of the year, including the new waterline installation, and drainage improvements at the second gate to eliminate the erosion around the road.

8. Financial statement for fiscal year 2025 – 2026.

The board member acting as treasurer had resigned during the year, so banking duties had been turned over to the accountant – Mills, Hensley & Co, PLLC. A formal Financial Statement has not been requested as of this date. The former treasurer is going to return as treasurer, and a formal statement will be prepared at that time.

9. Ongoing business update

Covered below.

10. Roads and maintenance

There are several areas needing road repair – these repairs will be scheduled after the roles of the new board members and committee members are established. New road signs will also be installed to replace those that are missing.

11. Water Project status

Joe, Curtis and John are taking this project over from Jesse following his resignation. The waterline must be officially started before the end of the year per the terms of the permit. We will be getting prices to make the tap on the existing line, and install the line to just within the property during the first phase.

12. Boones Ridge Progress

The initial building and playground have been installed and tours are being given as requested. They are currently working on the wastewater treatment system. The facility is hoping to open early next year.

13. Trash can enclosure

A trash can enclosure has been discussed to be constructed just outside the second gate. The second gate is preferable as it is not as much of a visual obstruction as at the main gate. This appears to be the most practical option for garbage collection. The board did check with the garbage collection company, and the driver will get out of the truck to pick-up garbage. Other options were discussed as follows:

- A lockable dumpster has been explored, but it is not bearproof.
- An HOA member asked about house-to-house garbage pickup. The response to this request was that the thickness of the existing asphalt was not adequate for the weight of a typical garbage truck.
- It was suggested that a smaller garbage truck may be less damaging, but the response was it was not worth the risk to the asphalt to begin allowing daily truck access, even for lighter vehicles.

14. Gate code assignment and expected usage requirements

Curtis manages the gate codes and access. The gate code is the last four digits of the homeowner's phone number.

The police and fire departments have a special code.

Fed Ex also has a special code.

Users should contact Curtis with any access issues.

15. New business

- An HOA member suggested the use of an internet phone number that will forward to one of more phone numbers for emergency use.
- An HOA member suggested the use of a private and a public website for security.
- An HOA member suggested the board members names be added to the website. Jesse's name is currently on the website and should be taken off.

16. Maintenance and Architectural committees – participation needed

Maintenance Committee – Curtis Combs, Dan Clifton, John Neely

Architectural Committee - Joe Ferowich and Tom Kitzmiller

If any current HOA member would like to serve on either of these committees, please contact the board via the website.

17. Open forum discussion

A. HOA Bank Account

Jesse Burchette set up the current bank account following the settlement with the original developer. As he is now leaving the board, he has requested the board close the existing account, which contains all of his personal information, and open a new account.

An HOA member, Blair Skidmore, noted that there is no reason to close the account. It is typical practice to add new "signees" to the account and take off outgoing "signees" along with any associated personal information such as address's or social security numbers.

Tom Kitzmiller responded to Jesse that the board would be willing to close the account if we can based upon common practice.

The current board members, John Neely, Tom Kitzmiller and Joe Ferowich, all voted in favor of closing the existing account if appropriate, and opening a new account. If a new account is opened, the new signees will be Curtis Combs and Mike Wilke.

B. EIN Number

Jesse Burchette requested we file for a new EIN number as well since he was leaving the board.

A member of the HOA noted that she used to work for the IRS, and it is common practice to use IRS Form 8822-B to change the responsible party and all associated information.

Joe Ferowich informed Jesse that EIN numbers are permanent numbers and a new EIN would not be applied for. Rather, the noted change in responsible party form will be obtained and used to add a new responsible party to the EIN and remove him.

C. Existing P. O. Box/New Brush Mountain Box

There is currently an existing P. O. Box in Ohio that is checked by Jesse. There is also a fairly new address box at Brush Mountain Farms that is to be used for mail going forward. Jesse will continue to monitor the existing P. O. Box for the next few months, and then it will be closed at a mutually agreeable time.

D. Proposed Board and Committees for 2026 – 2027

The proposed board members for the upcoming year are as follows:

President – John Neely
Vice President – Tom Kitzmiller
Treasurer – Mike Wilke
Secretary – Curtis Combs

Committees

Banking – Curtis Combs, Mike Wilke
Maintenance – Curtis Combs, Dan Clifton, John Neely
Architecture – Joe Ferowich
Water Project – Joe Ferowich, Curtis Combs, John Neely
Receiving Mail – Curtis Combs, Dan Clifton
Webpage – Tom Kitzmiller
Garbage Pickup – Tom Kitzmiller
Gate – Curtis Combs, Dan Clifton

E. Dues Increase

The board informed the HOA members that there are numerous capital improvement projects that need to be addressed and there are limited funds available.

HOA members noted that there had never been a yearly dues increase; and maybe it was time to propose an increase in dues. An increase to \$400.00 was suggested, but after discussion, an increase to \$350.00 was agreed as most acceptable. It was noted by HOA members that there were some members who own lots for investment purposes only and would be upset by an increase, but the needs of the development are more important. Funding capital improvements would only serve to increase the value of all the properties.

Future capital improvement projects include the following:

1. A waterline project to extend a new waterline around the loop road from the first gate to the second gate.

2. A potential electrical improvement project to bring improved electrical service to all the lots.
3. New road paving and maintenance work.

The dues increase proposal notice should include a brief history of the failure of the developer to follow through with initial required improvements, and a summary of the projects and improvements proposed, and how these projects will improve the quality of the development.

F. Interest Bearing Bank Account

Whether the existing bank account is kept or a new one opened, the account should be split up between a cash “operating” account, and an interest-bearing account. This will provide some growth of the money in the account.

G. New Board Members

The board is to be comprised of up to 7 members, each of which is to be elected. However, to fill vacated positions, a board member can be appointed on an interim basis until the next election cycle.

Curtis Combs, Dan Clifton, and Mike Wilke have expressed interest in joining the board on a temporary basis to help offset the loss of Jesse Burchette. John Neely, Tom Kitzmiller and Joe Ferowich voted and approved the appointment of these three new board members.

18. Meeting Adjourned

President Signature:

Printed

Signed

Date

Items in italics and noted as (Rev) were revised per clarifications from Jesse Burchett on 7/21/26