

BR Madison Home Owner's Association  
Board Meeting at Ashburn Sheriff's Office  
August 26, 2021

President Jennifer Deming  
Vice President Kathy Davidson  
Treasurer Keith Grayshon (by phone)  
Secretary Tim Sawyer  
Homeowner Randy Rhodes

- A. Call to Order Motion to convene Board Meeting 19:04 by Kathy seconded by Jenn.
- B. Motion to accept the June 3, 2021 minutes by Jenn and seconded by Kathy, approved unanimously.
- C. Homeowner Open Forum. Randy was present.
- D. Old Business

2021 Audit – no comments so motion to accept the Audit by Kathy seconded by Jenn, approved unanimously.

Board considered an Amendment to the Declaration (Article VI, Section 3) to change the verbiage to allow more than existing which is limited to real estate (sale/rent). Changing the Declaration would require 75 percent of the homeowners to sign and notarize.

Recommendation by Jenn to remove this Article and refer to the Architectural Guidelines. Lisa will check with the Attorney to see if this could be done. Motion by Jenn and seconded by Kathy, approved unanimously. Randy inquired if this process could be done using Docu-Sign, Lisa will check into this as well.

- E. New Business

2022 Budget and Financials – discussion regarding the fact HOA dues have not increased in ten (10) years. Due to the rising costs of operating it is recommended that quarterly dues be increased by \$18 or \$66 per month. This increase should cover rising costs for several years.

Motion to accept the \$6 per month increase and the approve 2022 budget by Kathy seconded by Jenn, approved unanimously.

Plan for Annual Meeting - Aim for second week of November 2021. Lisa will send out an e-mail when the date is set. Call for candidates will be sent by email rather than postcard since email is the main form of communication with the community.

Landscaping – Plans to replace the plants in the fall at the entrance. Pear trees along Citation are being watched. No plans to remove and replace with trees at this time.

- F. Management Report

Lisa will address CD that is coming up for renewal in November at the November meeting.

Randy volunteered to fill the board seat that is vacant, motion made by Kathy to appoint Randy to the Board and seconded by Keith. Motion approved unanimously. This board seat will run until 2022.

G. Closed Session – To discuss outstanding violations.

Motion was made to go into Closed Session tat 19:37 by Kathy seconded by Jenn.

Motion to go back into Open Session at 19:43 by Jenn and seconded by Kathy.

Board voted unanimously to begin fines for a violation occurring on Citation Drive. Lisa will notify the owner via certified letter.

Motion to adjourn at 19:51 by Kathy seconded by Jenn.