

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
BRAEBURN VALLEY WEST CIVIC ASSOCIATION, INC.  
May 11, 2023  
10502 ½ Plainfield Street**

**CALL TO ORDER AND ADOPT AGENDA**

A quorum having been established, Mrs. Dollahon called the meeting to order at 7:07 p.m. Board members in attendance Patricia Dorsey, Vice President, Rodney Clements, Treasurer, Claudia Hernandez, Jennifer Dewhirst and Sally Bercu members at large. Also in attendance was Kari Lemoine, representing Sterling ASI

**FINANCIAL REVIEW**

The financials were reviewed for the month of April 2023. Currently the HOA is 93% collected in assessment fees for 2023.

**MINUTES REVIEW**

The Board reviewed the minutes from April 2023 meeting. Ms. Dewhirst motioned to approve with Mrs. Bercu second the motion and all were in favor.

**COMMUNITY UPDATE/ OPEN FORUM**

Annual meeting will be held June 8<sup>th</sup>, 2023.  
We will have pool registration the same evening.  
Reminded residents of the July 4<sup>th</sup> Parade

A concerned homeowner brought up the influx of cars parked on Benning at Gatlinburg.

Another concerned homeowner brought up a diseased tree at Plainfield and Sanford and wanted to know if there was anything that can be done.

**COMMITTEES**

Safety Committee- Mike went over the security company reporting's. Explained to the homeowners who to call. Armed Security will be monitoring security issues, and deed restriction issues.

Communications Committee- Audrey attended spoke about communications and if there has been a decision on Townsquare.

*A motion was made, seconded and passed unanimously to move into executive session at 7:58 p.m.*

*A motion was made, seconded and passed unanimously to move out of executive session and reconvene back to open session 9:14 p.m., there were no homeowners in waiting.*

**EXECUTIVE SESSION SUMMARY, INITIATION OF FORECLOSURE & ENFORCEMENT ACTIONS, APPEALS FROM DENIAL OF ARCHITECTURAL APPROVAL & SUSPENSION OF OWNERS RIGHTS**

\*The board reviewed the attorney status report in detail.

\*Ms. Dewhirst made a motion to put a maintenance fund together for general repairs needed in the common areas per year. Mrs. Dorsey seconded the motion; all were in favor and the motion passed.

\* Ms. Dewhirst made a motion to move forward with the Townsq application and dissolve the website once Townsq was up and running. Ms. Hernandez seconded the motion and all were in favor and the motion passed.

\* The board requested to do a force mow on Account #209476.

\* Ms. Dewhirst made a motion to approve an income for pool monitors during the busy pool hours. Mr. Clements seconded the motion; all were in favor and the motion passed.

\* Ms. Dewhirst made a motion to approve all accounts with a balance of \$900.00 and over to be sent to the association attorney for collections. Mrs. Dorsey seconded the motion; all were in favor and the motion passed.

Adjourn: With no further business to come before the board, the board properly adjourned the meeting at 9:14 p.m.

Next meeting will be the annual held on June 8th at 7:00pm. The next regularly scheduled board meeting will be held on July 13<sup>th</sup> at 7:00pm