

Berry's Pond/The Shores Annual Homeowner's Meeting Minutes

February 23, 2016 Middle Tyger Library

The HOA annual meeting was called to order by Jay Kaminski at 6:30 pm on Tuesday February 23.

Attendance: There were 11 households represented.

Minutes: The minutes from last year's meeting were read and approved.

Budget: The cash flow report was distributed along with the proposed budget for 2016.

Beginning Balance \$7712.23

Ending Balance \$7401.71

Old Business:

- Duke has installed the new street lights and poles. One light was moved to be closer to the street. All other lights were placed in the same location as original.
- Covenants and Bylaws are being made ready to give to the attorney for review. Once they are returned to the board we will make any suggested changes. This copy will then be distributed to the homeowners for their review and questions.
- We anticipate holding a meeting to go over the changes.
- Once the covenants are in a finalized state, they will need to be ratified. This approved versions will them be distributed to all homeowners and placed on the website.
- Street and stop signs were replaced by the county. The original wooden signposts were old and in some cases rotting. The county supplies the metal sign posts and signs so we opted for those. The wooden posts will be removed and the holes filled with dirt sometime this spring.

New Business:

- Solicitation – if you see solicitors, please let the board know via the website or call or email Light Property Management.
- In an effort to slow down traffic, we ask everyone to mention to their friends and family to slow down and watch for pedestrians as they drive through the neighborhood. We will contact the county to find out if we can put up additional speed limit signs.
- No outdoor burning of yard waste is allowed.
- To be added to the distribution for neighborhood communication please use website contact us page.
- Last year there was a question of whether cameras can be installed. Due to the work on the covenants the board did not address that question in 2015. We will add it to the 2016 agenda.
- Hunters are again an issue. We will find a contact from DNR and place that info on the website. It was mentioned that at times someone from DNR is at Brown's Bait and Tackle off Berry Shoals Rd.
- We now have a group page on Facebook. [Berry's Pond / The Shores](#)

Nominations:

- Nominations were requested for the three open positions on the board. There were none.

Discussion

- Q. What are the requirements to put up a storage shed?
- A. The covenants have the specifics, then submit an architectural review form (be found on the website). Construction can begin once the request has been approved.
- Q. Are there any special considerations when cutting down trees alive or dead near the pond?
- A. SJWD had told another homeowner that the only requirement was to use a registered tree service. They will check the tree for any nests and place them on the ground before removing tree.

Meeting adjourned at 7:15.

Berry's Pond/The Shores Budget vs Actual 2015

SUMMARY	Budget Amount		Actual Amount	
Projected Income 78 @ \$150.00	11,700		10,092.02	67 @ 150.00
			12.98	Court Reimb.
			10,105.00	Total Income
Less Projected Expenses	12,127	Itemized below	10,415.52	
Shortage	-427		-310.52	
DISBURSEMENTS				
Landscape Contract	1,680	\$140 / Mo.	1,820.00	13 @ 140
Landscape Improvements	200		0.00	
Property Taxes	93		0.00	
Web Site	99		91.18	
Signage	50		140.61	
Electricity- E Victor Hill Rd 430	430		5,084.79	
Electricity-All other lighting 5175	5,175			
Accounting fee - tax return	100		85.00	
Legal	1,000		-350.00	
Insurance	1,000		1,143.00	
Postage	175		164.36	
Printing	25		136.58	
Management Fees	2,100	\$175 / Mo	2,100.00	
Projected Expenses	12,127		10,415.52	

Berry's Pond/The Shores Budget 2016

SUMMARY		Budget Amount
Projected Income 78 @ \$150.00		11,700.00
Less Projected Expenses	16,103.00	Itemized below
Potential Shortage	(4,403.00)	
DISBURSEMENTS		
Landscape Contract	1,680.00	\$140 / Mo.
Landscape Improvements	0.00	
Web Site	93.00	
Signage	0.00	
Electricity	5,532.00	Increase due to new contract
Accounting fee - tax return	85.00	To file tax return
Legal	800.00	Legal fees to file liens on delinquent owners
Insurance	1,143.00	Includes Directors and Officers Coverage
Postage	150.00	Includes certified mail to delinquent owners
Printing	20.00	
Management Fees	2,100	\$175 / Mo
Costs associated with Covenant Revision		
Legal	3,000.00	
Certified Mail Fees/Postage	1,000.00	
Printing	500.00	
Projected Operating Expenses	16,103.00	
Projects in Progress: Amendment to Covenant Restrictions and Bylaws		
Ending Cash Balance 12-31-15	\$7,401.71	