

Brookfield Heights Homeowners' Association Board Meeting Minutes
October 1, 2024
Comfort Suites Meeting Room, 31 Frontage Road

Board Attendees: Kim Carlson, Jo Ellen Horton, Matt Curtis, Angie Curtis, Sharon Byrd, and Angela Felkey

Absent: Ed Butler

Homeowners in attendance: Ed and Marge Bruemmer

Reading of Minutes: Minutes presented from the September meeting. Need to verify that paperwork got signed for bounce house at the park.

Motion and second made to approve the minutes from September 2024. Motion approved.

Treasurer's Report:

Sharon presented the Treasurer's Report. The General Checking has \$29,685.75 and the Money Market account has \$60,549.63. One homeowner still owes dues for this year. This is still with the attorney. Dues letters and mailing lists will be printed and mailed by late October or early November. Paypal fee will be \$5.38.

No invoices from Eads, Murray, and Pugh for this month. Annual dues can be brought to Annual Homeowners Meeting. Discussion about the expenses on September invoice for Eads, Murray, and Pugh.

Motion and second made to approve Treasurer's Report. Motion approved.

Report of Committees:

Welcoming Committee:

Discussion of new homeowners who will be receiving baskets.

Property Improvements Committee:

Will discuss in New Business

Activities:

Discussed issues with summer food trucks. Food trucks are currently booking summer 2025 and Jo Ellen is working on this for us.

Fall Family Festival-Discussion to finalize details of Fall Family Festival.

Reminder of HOA Annual Meeting on November 14th.

Light Up Brookfield Heights

Covenants and Infractions Committee:

Discussion of fence that needs repaired and trees that need trimmed; boat trailer in yard; trailer

Parks and Grounds Committee:

Discussion about quotes for landscaping along 26

Website/IT Committee:

Banner for promoting Fall Family Festival and redirecting to Facebook is working.

Passwords or recovery email set to webmaster or presidents email.

Discussion of virtual notetakers for taking meeting minutes.

Old Business:

Tennis Court update: project will occur in Spring 2025.

Property Improvement request for Bruemmer's to get 10x12 garden shed; Shed will not be on easement.

Motion and second to approve the shed as presented for the Bruemmer's. Motion approved.

Discussion about getting a list of people/company to maintain brush along 26 twice/year.

Discussion of rules for tennis courts and pickle ball courts will occur at a later date due to project not happening until spring 2025.

New Business:

Discussion of Corporate Transparency Act -HOA must register with Federal Government; Must file by end of December 2024; Will be completed at December board meeting.

Nominating Committee: Sharon Byrd, Jo Ellen Horton, Jim Everette, and Stacy Ewing.

Audience: Questions and discussion

The Annual Brookfield Heights Board Meeting will be on November 14th at 6:30PM in Rooms 1 & 2 at Faith Community Center.

Motion and second made to adjourn meeting. Motion approved.