

Brookwood Hills II HOA
Minutes
November 13, 2024
7pm
2209 Pine Thicket Lane

Call to Order: Josh Burchfield 7:01

Quorum: All present

Approval of Minutes on September 18, 2024 – Motion to approve Jason Dozier, 2nd Mark Ferguson. Approved Unanimously

Treasurer's Report – Mark Ferguson

10/30/24 Revenue \$28,153.05, Expenses \$9,663.97 Checking - \$30,423.64, Savings \$1,326.90, CD matures on February 18, 2025 \$15,526.83, Cash on hand \$47,277.37

Required filing by the IRS – January 1, 2025 The form is mandated by the Financial Crimes Enforcement Network for corporations, small business and non profits with 501 c (3) status.

The HOA **does not need to file** a **Beneficial Ownership Information report**.

- Mark Ferguson and Josh Burchfield researched the required filing. Our HOA is not required to file a report. Our HOA FILED with the Department of Treasury on November 29, 2012. The IRS designated the HOA as a 501 c (4) which exempts us.

Guests comment – No guests present

Old Business

- Progress on Bylaws/CCR's – Josh Burchfield – Contacted Leah Burton with Steptoe & Johnson. Josh reported he would be speaking with Ms. Burton on Friday, November 15, 2024. He has asked for a quote for the needed changes to our CCR's & Bylaws.
- Trees on Cummings/Central – Ann Graves - The trees on Cummings were cut (2) down and trimmed (2). There is a tree on Central Drive North of the Edgewater Entrance that will be trimmed by Hugo Castillo. He has quoted \$500 to trim the tree.
- Rachio system – Ann Graves reports it has been a nightmare to get the system operable mostly because of electricity problems. The board hopes the issues will be resolved the week of Thanksgiving.
- Christmas Decorations – Ann Graves reported the lights will be installed on November 15, 2024
- Letter to the community to gain compliance before sending out letters directly to individual homes/members – Letter to be sent to community about the board's

intention to defend our CCR's. Unanimous approval by the Board with some additions.

We would like everyone to evaluate their property. We have been asked by many of our HOA residents to do a better job enforcing our Brookwood Hills II HOA Conditions, Covenants and Restrictions. The board acknowledges it has a mandate. Our homes are now reaching values in the \$500,000-\$650,000 range. The value of a property can drop significantly if one neighbor on the street is negligent.

In an effort to keep our community attractive and desirable the board will be asking residents to respect our HOA documents. (addition by the board) There are some concerns about the safety and welfare of residents. There have been sightings of rats in our neighborhood. Debris and overgrown landscape often harbor varmints. Each resident agreed to adhere to the rules of the HOA at the time of the real estate closing on your home.

A property's appearance does affect the value of our homes. The rules are in our CCR's to protect life, health and property values. The HOA board and membership is asking for all of us to have a "pride of ownership". Each of us live near each other. Please respect one another and care for your property.

Here is what is stated in our CCR's.

Section 4.13 Landscaping. Each fee owner of a Lot shall landscape the Lot according to the following minimum provisions:

- (a) All front and side yards visible from the street shall be sodded with grass from the home to the back of the street curb.
- (b) Landscape plants shall be installed and maintained along the entire front of the home.

All landscaping required under this Section 4.13 shall be maintained by the Owner of the Lot.

Our policies and procedures are all online. Here is our policy on fine and enforcement.

https://www.brookwoodhills2.com/files/ugd/9636d5_eab04e453c6d43b18a8b4a6ba12c13ca.pdf

Next meeting January 15th
2209 Pine Thicket Lane

Adjournment- 8:32 pm Jason moved to adjourn....unanimous.