



## **BRW HOA MEETING**

### **Meeting Agenda**

**April 14th, 2025 at 277 Orchard Park Drive**

- I. Call to order: Meeting called to order by Suzanne Hess (President). In attendance Janet Huskins (Vice President), Chuck Hummel (Treasurer), Chick Henn (Secretary), Brenda Frucht (Administrator)
- II. Approval of Minutes from our January 8<sup>th</sup>, 2025 meeting was unanimously approved by the Board.
- III. Old Business: The welcome committee update on members was reviewed by Suzanne Hess and all of the BRW HOA Committees have been highlighted and listed on the BRW Neighbors website for 2025.

The annual meeting contract has been secured for October 15<sup>th</sup> from 6:00 - 9:00 pm at Mulligans.

The HOA Presidents from the various HOA's met on March 13<sup>th</sup> and the majority of the discussion was from our mayor, Mike Brannon. He primarily talked about the new housing developments and the highway & road repairs taking place in 2025.

Suzanne Hess highlighted Brenda Frucht's performance goals for 2025 and Brenda agreed to each and signed off on them.

- IV. Chuck Hummel (treasurer) passed out the first quarter 2025 financial reports and stated that all BRW HOA dues for homeowners were paid including the residents who pay semi-annually. He stated that we are right on budget for both expenses and income as of March 31<sup>st</sup>. Brenda manages the checking account and with this has been able to increase our assets with both a Truist money market account and also two Truist CD's. The Board began this asset management approach back in early 2024. (Financial documents included)

- V. New Business: Landscaping contract renewal & bids: Chick Henn passed out the landscaping maintenance RFP, which will cover the (3) year period of 2026-2028. The BRW HOA will be seeking qualified proposals from interested landscaping companies to maintain the residential properties of the 152 homes within our community. Chick Henn & Ernie Sheldon will be interviewing these companies during mid-May thru mid-June with the specific and detailed RFP that has been utilized with both Hartgrove & Chamberlain over the past four contracts.

Stroll magazine has requested permission to prepare an article on our BRW Spring Social and Margie Munnely asked the Board for approval. The Board unanimously approved this request and looks forward to this Stroll publication.

Suzanne Hess mentioned that she has received a couple of requests from Homeowners asking if we could use bark mulch instead of pine needles. This was discussed years ago with both Hartgrove and Chamberlain and each landscaper stated that bark mulch attracts termites. In addition, the cost would be prohibitive.

Brenda Frucht stated that both the general insurance and the board insurance for Liability has been renewed and that the account numbers have been filed.

Brenda talked about the Google Drive account that was set up a few years ago to house HOA Documents. It should be reviewed to see who is using it and if it is still necessary based upon the cost/utilization status.

General discussion: Janet Huskins and Chick Henn talked a little about the gated community meetings with the mayor and the town representatives. The town has stated that RFP's have been given to Allied Universal along with a third party for gate operations management. The town manager should have proposals by the end of May to present to the town council.

The next meeting date for the HOA Board has been set for July 9th

- VI. The meeting was adjourned by Suzanne Hess, President

Respectfully submitted by; Chick Henn; Secretary