

BRW HOA Board Meeting
April 16, 2026. 2:30 pm

Meeting was called to order by President Suzanne Hess. Those in attendance were Suzanna, Ernie Sheldon, Chick Henn, John Nelms, Brenda Frucht and attorney Rod Guthrie, speaker.

Chick Henn made a motion for the minutes from the January 2026 meeting to be approved & Ernie Sheldon seconded. Approved.

Attorney Rod Guthrie gave us an update on the town council and procedures since Mayor Brannon resigned.

Old Business—The board discussed & approved hiring his office to cleanup our documents, rules & regulations into more concise, readable documents. They can be folded into our bylaws if possible.

Specifically Item B (no street parking hours) and item H (landscaping notification protocol) and get specific wording added for clarification.

New Business—dues, invoices, late fee protocols. We need this spelled out & updated due to the number of residents both being late with their dues and questioning the late fees.

“Dues Notices will be sent out December 1 by first class mail, to be paid by January 1. If not paid in 30 days a late fee of 5% will be assessed on the amount due.

From the restricted covenants: any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten percent (10%) per annum.

It is permissible to pay 1/2 of the amount due without penalty with the remaining balance due July 1. A certified letter will be sent at 90 days past due including invoices, fees and notification that failure to pay will constitute a lien upon your property.”

We have had a few recent instances of incorrect contact info due to residents moving or deaths of the owners. Residents will be asked to provide with **written documentation** of who is to be contacted if it is not the person listed on the residential documents!

We have gotten several complaints including parking of cars and golf carts on the lawn and/or pine needles as well as trash cans not screened from the road. These will be handled, first personally by a board member, and further escalation will be handled by the bylaws and covenants to maintain our BRW community standards.

There was discussion of residents not observing the posted speed and one way signs. We are hopeful the residents observe these. Our Davie County sheriff has been notified of our traffic violation concerns.

Gate operation updates and changes have been handled by the City of Bermuda Run and a well written set of instructions was sent out to all residents by town manager Andrew Meadwell.

In other news, our second neighborhood book library has been installed in Zone 3 beside the mail boxes on Bridgewood Lane.

Next meeting will be July 16, 2026 @ 2:30pm

Respectfully submitted by John Nelms