

BRW HOA Board
minutes from Thursday Sept 10 3:00pm
Residence of Suzanne Hess-President

In attendance-Suzanne Hess, Janet Huskins, Ernie Sheldon, Chick Henn, John Nelms & Brenda Frucht by phone.

Call to order
Approval of prior minutes-Chick Henn, seconded John Nelms

Old Business-

- 1) landscaping notices-added a few residents for notification**
- 2) Dues, invoices, late fees-only 1 left that hasn't paid. . We will follow the by-laws in collection of HOA dues, late fees & interest due. Late fee is 5% one time and interest is 10%. If needed we have the right to apply at home sale or apply a lien on the property. Other possible ways residents want to pay are Zelle & Venmo—both have charges we would have to pass on.**
- 3) Encourage residents to follow traffic signs**
- 4) Shaping & pruning of trees along hole #1-Scott Fallon notified in July.**

Financials—Ernie Sheldon, treasurer.
\$75 annual increase to \$2575 to keep the draw down of reserves as low as possible.

New Business-

- 1) ARB, 3 person committee is what we want, with one being a member of the HOA. No need to add additional members.**
- 2) Signage—warning per Rules & Regs Item G. No signs in the yard except home security, home 'for sale'.**
- 3) HOA elections-Janet Huskins, VP—at this point no others have shown interest in running for the board, except for Suzanne Hess & Ernie Sheldon who will seek another 3 year term.**
- 4) HOA presidents meeting 9/23-Janet will attend for Suzanne who is on vacation.**
- 5) BRCC Club Minimums & fee problems if residents—HOA stays out of that. Board has no jurisdiction & there are 15 HOA's within BRCC domain. Residents deal with the club themselves.**

HOA Annual meeting—Wed October 14, 2026 7:00pm, at Mulligans. Speaker will be Brian Meeks, BRCC club manager.

Respectfully submitted 9/23/2026 by John Nelms, secretary