

Bermuda Run West Annual Meeting- October 14th, 2026- Mulligans 7:00 pm

Call to Order- The BRWest annual meeting was called to order by Suzanne Hess, President

In attendance Suzanne Hess, Chick Henn, Ernie Sheldon, Brenda Frucht & BRW homeowners & residents.

The introduction of candidates for the next (3) year term on the HOA Board was our first topic as both Suzanne Hess & Ernie Sheldon are candidates. Nominations from the floor were requested and none were received, therefore Brenda collected the ballots from all homeowners voting along with those that Janet Huskins received prior to this annual meeting.

Brian Meeks, the General Manager of BRCC, was introduced as being our guest speaker for the evening. He began by telling everyone a little bit about himself. He was born in West Virginia and raised in Hilton Head, South Carolina. His career in the private club industry began in high school when Brian worked for his father at Long Cove Club. The club business has been a part of his life ever since and it has shaped his professional career and his passion for serving club members. At age 32 and 16 years ago, Brian accepted his first General Manager position at Statesville Country Club and since then he has continued his experience and career in the private club industry. He has been at Bermuda Run Country Club since early 2023 and he earned his Certified Club Manager designation while working here. This professional credential is held by approximately 1,500 Club Management Executives in the United States.

Brian's parents live in Conover, less than an hour away, therefore this area is especially meaningful to him. He genuinely enjoys this community and most importantly, the membership at Bermuda Run. Of all the clubs he has worked with throughout his career, BRCC has been the most rewarding. He is proud to be a part of Bermuda Run Country Club and looks forward to continuing to serve its members and contribute to the Clubs success.

Bermuda Run Country Club by the Numbers:
BRCC currently has 1,257 members across the following membership categories.

- 342 Full Golf Memberships
- 304 Other Golf Membership category members
- 156 Sports Members
- 455 Social Members

Brian also talked about KSL as our new owner of the Invited Heritage Golf Deal and that they actually owned our club prior to Club Corp and they own 172 Club Operators across the country.

We will include an attachment to the minutes highlighting KSL along with the benefits of Xlife membership which Brian also talked about during his presentation.

The committee reports from each of our committee chairpersons were next on the agenda and these began with:
Welcome Committee- Mary Bellinger; she reported 8 new neighbors at last year's Christmas social and now we have 6 new neighbors so far this year. Paulson's and the Sykes were formally introduced, and Tom & Jodi Johnson were in attendance, and they will move in around Halloween. Mary then mentioned that anyone interested in joining this committee should let her know.

Architectural Review Board- Gayle Compton; she reported that 49 requests were submitted and approved this year. The ARB committee follows the BRW declarations and homeowner property improvements & changes for the exterior along with landscaping improvements & changes should be submitted to this committee.
The community is over 20 years old and naturally with age comes the need for enhancements. The ARB approval request form is available on our website, and this should be utilized by every homeowner, deciding to make improvements for: roofs, shutters, driveways, generators, trees & hedges.
Homeowners should submit their completed forms to any of the ARB committee members, Gayle Compton, Randy Melton, or Joe Reid.

Communications Committee- Susan Hayworth; she discussed the updates, corrections, improvements, and added information that will be listed and detailed on the BRW neighbor's website. This includes the New Vendor List for 2026 with the goal of providing helpful information to all BRW residents. The current vendor list is old and will be deleted. A new list will be created with the help of recommendations from our BRW homeowners. These will begin now and run through December 11th, 2026. This new vendor list will be published with other HOA information in January 2027.
Updates will be made once a year after the annual HOA meeting.
The list will include Exterior & Interior categories related to the inside or outside of your home.
Susan stated that anything personal will not be included in this vendor list.
We have the outline that Susan Hayworth prepared as an attachment to these minutes so that everyone can see exactly what will be included in the "Vendor List" with the assistance from you as our BRW Homeowner/residents.

Social Committee- Margie Munnelly; she discussed the various socials for 2026 along with the responses received from our homeowner questionnaire. She received 75 responses from our 152 homeowners, and the majority were positive with 70% stating that each one of this year's events was enjoyable and entertaining.
Margie also reminded everyone that Thursday December 10th is our Year End Christmas Holiday Social and she urged everyone to attend.
2027 Social Events have already been planned and booked:

- February 25th, Thursday at BRCC East
- May 16th, Sunday at Tanglewood Park
- July 21st, Wednesday at Sam's Ice Cream store
- September 28th, Tuesday- Bermuda Village
- December 9th, Thursday at BRCC East

Margie thanked everyone on the social committee for all of their hard work and effort with each of these social events as they helped to bring everyone here in BRW together and welcome new homeowners into the neighborhood.

Special Projects- Chick Henn; He talked about the Backflow Testing that is traditionally done in early November of each year. Alan Lakey has been handling this service for the majority of BRW homeowners for the past half dozen years, and we have been able to contract Lakey for $50 per household due to the sizable number of residents that have signed up for this service.
It was mentioned that Davie County changed its requirements in 2026 from annual testing to now just once every two years. Chick has contacted Davie County Utilities to receive the specifics as to this change for the county and Brenda will send out the details by the end of this month.

He also talked about the fall/winter bushes trimming and pine needle application from Chamberlain landscaping. This is normally done during early November and with our 3 zones it takes two to three weeks for completion. Brenda will be sending out the usual notification with all of the details around the end of October.

Chick spoke about the work and effort that Sandy Beard puts into maintaining our BRW Neighbors Website and with numerous changes, updates, revisions, and corrections; that it is difficult to be certain that everything is proper and accurate. We will be looking at ways to assist in maintaining the accuracy and detailed information for the benefit of our BRW Homeowners.

Financial Report- Ernie Sheldon; He talked about the financial report for this year and the fact that we will be on budget with all areas of this year's income and operating expenses. Ernie stated that we will utilize a portion of our reserve in order to end the year with a break-even bottom line. Our BRW HOA has always maintained a reserve in an effort to deal with the possibility of a need for additional spending as the result of an unexpected need. Our attorney stated that 15% of our annual income would be recommended; however, over time that has now been reduced to 10% as the result of the age of our community.

Our balance sheet highlights that we will totally be positive with a reserve at the end of this year of approximately $59,000 and with next year's budget we will still be completely positive with an expected reserve of $50,000.

Ernie talked about the 2027 Budget and with a 3% increase in our landscaping expenses our annual dues would need to increase. We spoke about a $75 increase in dues and a suggestion from the floor of $100 was recommended. The Board honored that request and approved the $100 increase in dues for 2027.

Our annual dues for 2026 were $2,500 and we will now have the 2027 annual dues at $2,600. Brenda will mail out the invoice like she always does around December 1st to all homeowners in BRW.

Election Results- Suzanne asked Brenda if she had all of the ballots that were given to Janet Huskins for this year's nominees and also if she had those given to her from the residents in attendance. Brenda did and therefore tabulated everyone's. Our two nominees, Suzanne Hess and Ernie Sheldon, were voted in by a quorum and will now be on the BRW HOA Board for the term of 3 years.

HOA Administrator Update:
Brenda Frucht reminded homeowners of the process for billing and payments of dues. Bills will be sent on December 1st and are due on January 1st. You may pay the full bill or half. If you pay half, the remainder is due by July 1st. Late fees are 5% of the amount due ($65 for 2026 and interest accrues at 10% annually ($10.84/per month for 2026). She reminded us that this is a part-time job for her and that she very much appreciates payments on time. Brenda mentioned that she prefers all homeowners' questions by email rather than phone or text and she will respond within a week.

Suzanne stated, "We realize homeowners may have declining health or status that requires others to receive notices from the HOA. In an effort to have accurate identification in our directory, mailings, and billing, we request and will require the party responsible to provide documentation of authority, such as Power of Attorney or Order of Guardianship to be listed as point of contact for communication. This documentation should be sent to brwesthoa@gmail.com.

Suzanne Hess opened the floor to any questions or comments. None were forthcoming; therefore, she adjourned the annual meeting and surprised Chick with a special homemade birthday cake to celebrate his birthday on October 14th. Everyone was invited to have a piece and to join in the celebration.

Thank You!!!!!!!
Respectfully submitted by:
Chick Henn- BRW HOA Board