

Budget and Financials

- Good news – a lot of people were a year or two behind are caught up now. We're in the black now based on the past years.
- This year we have 26 dues that need to be collected.
- \$14,218.20, in our bank account currently
- \$1,800 (pending), payments to lawn maintenance (monthly, auto-pay).
- We will be in the green by **approximately \$2,600** but based on past uncollected dues we will still be in the **red**.
- We've had 4 or 5 houses that have sold, they each had 3 years of back dues, and as soon as the house is on the market/sold – we have been able to get the arrears for those homes.
- We are looking into collections to bring people current. We need a lawyer. About \$500 for an attorney and to pay \$500 for \$300 in past dues just isn't feasible. We don't ask for a lot for dues and never *want* to raise dues.
- This is the most money we've had in our account in June since we've been established. We're not in a panic to spend the money just to get the money back.
- **Collections** - Resource through NNI for neighborhoods – they take a portion and we get a portion back. At least we get something and will set a precedence that dues are not optional.
- A lot of agents don't have the correct HOA information so Leslie has been on the ball to make updates so the title company will contact us to see about the dues.
- We have a few people that say, "it doesn't matter what you do, we won't pay". It will catch up with them at some point; **they won't be getting away with it. They won't get a clear to close when selling until all dues are paid.**
- \$11,300 current to mow, only approx. \$9,000 to mow last year. Brock (last year) did a great job but was about the same amount so we went with what was most cost-effective.

If you walk into a community and it is not finished, once it is finished it will be turned over to the community (the HOA). This is not a lack of information on our HOAs part.

Rental Properties

- All rentals are paid up on dues, only owners are holding off on paying dues.
- We currently have 8 (approx.) renters – down from 12 from previous years.
- All rental properties that have been sold have been to owner/occupants.

Idea: Neighbors should take turns mowing the green spaces to save money, it took Brock three days on his own to mow and by the time he finished it was time to mow again. **We are locked into the choice of hiring a professional to maintain our green spaces.**

Flooding

We never had an issue with standing water in green spaces/yards being flooded. It didn't happen until the development of the townhomes started. The city has been out twice and we're currently working with them on a resolution.

Will there be curbs on the sides of the road where they're doing the construction? We would hope/think so but that's out of our control.

Send People to 311

- A lot of noise ordinances
- Traffic control on Kensington
- Traffic calming (75% of the neighborhood needs to sign if we want to have a couple of speed bumps on Kensington)
- Tons of big nails from construction going on with new neighborhood behind us
- Notify 311 to fix anything that you need taken care of. They do come out and do things. They've got extra money right now so they are more apt to take care of things.
- Issues with trash being taken, being missed, or just thrown about the street and not cleaned up

We need to set a precedence and standard to get this traffic issue under control because it's summertime and kids will be outside more with families, etc.

Question: What's the plan since we don't have 75% of the people here?

Answer: Someone that is passionate about it walks around the neighborhood. We could look at voting online (Google form, etc.); it just needs to have a paper trail back to the person in the neighborhood HOA.

We will try to have two meetings per year, no more unless requested or a special meeting to vote for something.

Social Media

- Facebook – we need validation for users to join our group.
- Some addresses are obviously outside of our neighborhood.
- We need some type of validation, whether it's a written statement, etc.

Wildlife

We won't and should not do anything to prevent wildlife from being in their natural habitat. We can do things like adding fences, adding flood lights, etc. to deter them, but they will stay in their natural habitat. Very unusual for them to stray away from their natural habitat. Bobcats won't wander onto your property; they'll stick to where they know. Small animals if they're on a leash or behind a fence, will be safe.

Solar Panel Farm

- They were surveying to look at putting in a solar panel farm in a couple spots behind our neighborhood. We haven't heard anything else in the last 6-7 months.

Signage

- Currently unable to get "children at play" or "speed limit" signage

Fixing Sidewalks & Tree Maintenance

- How did it come to it?
- With the World Cup coming to town, they were surveying different areas and are trying to actively improve.
- Josh has taken care of the trees overgrown on the sidewalks to cut back. It's on the homeowner to make sure the trees stay trimmed and keep the sidewalks clear.

Donations for Welcome Baskets

- 22 new homeowners since we started tracking this
- HOA Board has a \$75 check for this annually
- Feel free to **donate** whatever you can or you need
 - Donate online, just "ear mark" it for new homeowner welcome baskets

Pay Dues Online with Our New Portal!

- <https://app.autobooks.co/pay/barry-brooke-homeowners-assoc>
 - Bank account/debit: **\$1.00** fee
 - Credit card: **\$4.00** fee

We do maintain a few areas that we don't own, but this is not uncommon for HOAs to do.

- We do **not** provide lawn maintenance (it would be an incredible increase of money). There are two Barry Brooke HOAs (one has lawn maintenance, the other doesn't)

We want to hear from YOU!

Electronic Pay – how's it going?

- Some people are now paying because they're able to pay with their credit card
- No one in person in the meeting has paid their dues online, but we've had a large chunk of our dues come in via online payment

Do you want to be a member of the HOA Board?

- If anyone wants to take one of our spots, please feel free to reach out. We are obliged to provide the opportunity to try for a position at least once a year.

Would you be willing to sign for traffic calming?

- Traffic calming (75% of the neighborhood needs to sign if we want to have a couple of speed bumps on Kensington)
- We could set up a Google Form for voting, but we need this tied to the occupant and address