

# Minutes of April 9, 2019 Board Meeting

People in attendance: 47 plus speakers and board members

Meeting Called to Order by Matt Tortorice

Members in Attendance:

Matt Tortorice - President - president@brookhavenofmargaret.com  
Lee Yarbrough - Vice President - vicepresident@brookhavenofmargaret.com  
Corey Thomas – Treasurer – treasurer@brookhavenofmargaret.com  
Harold Uthall - Secretary – secretary@brookhavenofmargaret.com  
Christine Long Resident at Large – resident@brookhavenofmargaret.com

Guest Speakers:

Isaac Howard, Mayor of Margaret

- Third largest city in the County. 4,813 residents as of 2017, up from 1,400 in 2009.
- Bulk Trash contract will be renegotiated when contract expires.
- Pursuing new business, such as Grocery stores, gas stations, etc.
- There is land available for business.
- Location of city not adjacent to interstate is a problem.
- Rezone of the school district for tax purposes.
- Post office will most likely be closing.
- Post Office Refused to change to city to Margaret on address, 5 digit number to be added on zip code to specify Margaret address.
- Likely to increase the Fire dues, it was on the water bill, is not now.
- We have 3 fulltime Fire Fighters and 15 Volunteers. (Volunteers are largely from other Fire departments.)
- Garbage along the roads is an ongoing problem, Illegal dumping area often used by construction contractors.
- 911 calls go to central calling station, need to specify we are in the city of Margaret when we call them. Using Cell Phones to call 911 further complicates the issue.
- Speeding problem in subdivision - stop signs, speed humps, or rumble strips. Tickets issued have not been effective.
- 2 Full time police officers, police depts from other cities respond when needed. If Margaret Officer is busy, Odenville responds, if Odenville is busy Sheriff's Deputies respond.
- No repercussions for hitting mail boxes. Unless you catch the person

in the act it is hard to pursue.

- Mail Boxes need to be further back from the road.

Darrell Pittard, Managing Partner of Brookhaven Development Partners

- Owns all remaining lots and land totaling 440 acres
- They are going to develop every lot that can be built upon
- They will replat lots behind village increasing lots from 40' to 50'
- There will be a total of 86 lots starting to build in a month.
- They will build on scattered lots first.
- \$25,000 Costs two times to remove garbage from dumping areas on the dirt portion of Brookhaven Drive
- Second swimming pool and Cabana to be built when Phase 11 is in progress, approx. 2 years and eventually will enlarge the existing pool and club house.
- There is a demand now is for larger lots
- Would like to add a lake and 2 acre lots at end of Brookhaven Lane
- Front of subdivision was not legal to develop. There were old debts to settle first before they can continue to work on it. Will be resolved soon. Four models' home to be built starting within 30 days and completed end of 2019. The cap on the square monument will be redone.
- There are four different builders now, including Adams Homes, Rausch Coleman, and Four Star and talking to two other contractors.
- Each phase has different covenants and home size restrictions.
- Lower Lake Drive will have one home on 3 acres with an easement.
- Value of homes has risen over the last three years. Homes earlier worth \$225,00, now are worth \$260,000.
- All the land is located within city of Margaret
- Two items with city:
  - Improve roads already accepted by city
  - Slip under railroad tracks to increase water pressure.
- Americana and Horton roads to be worked on first and then Brookhaven Drive.
- Problem with water on road at low spot on Brookhaven Drive to checked into
- Park cannot be built because Margaret does not have funds for upkeep or policing it.
- Basketball court frequently used by non-residents.

## HOA Business

- Volunteers would be nice to help with upkeep of neighborhood.
- Budget - Salt system for pool should help with cost of operating pool.
- Developer paid for pool liner last year, almost \$5,000
- New chairs purchased last year for \$2,700.
- Electricity is a large expense.
- Street lights have been switched to LED and a few added. Two more needed.
- WIFI to clubhouse was added. Password is Brookhaven2019.
- New bids received for landscaping
- Pool Party in June, date TBD
- Considering another Party for Back to School.
- Management Company takes care of all finances.
- Mailbox light is the homeowner's responsibility.
- Number of homeowners not paying dues has decreased.
- Dues over five years late are being sent in for collection with fees added. If not paid a lien will be put on property.
- Letters from management company - Sarah Marie, illness unable to continue to work, replacement did not work out. Now we have Monica, she is new and learning her position.
- Many letters received to paint mailboxes, but many had bird droppings on them and sometimes cleaning them is sufficient.
- Lakeside has its own covenants but can get letters and if they do not comply court action could be taken. Six have joined the HOA.
- No jurisdiction from HOA as to the lake or building of peers although a permit may be needed.
- HOA is filling the potholes on their own right now. Sand is being applied on the edges of the roads where needed.
- HOA fees may need to be raised to add new amenities.
  - Pier
  - Walking Trail
  - School Bus Stops – Benches with Roof
  - A second Basketball Court
  - A second Playground
- Lots on cul de sac in Village may be given to HOA, but we would need to maintain or pave. Utilizing the lots for parking or anything else has not been determined. Phase 5 and 6 may be assessed extra until costs have been paid in full depending on use of land.

- One Resident does not want parking near his home, lives adjacent to the lot.
- Abandoned cars and cars parked in the road will get stickers and will be towed if not removed.
- HOA Board wants to Meet once a month for an informal discussion with residents who want to attend. Will be planning for 1 hour the first Sunday of each month.
- Meeting more often than once a year to keep up to date on issues.
- If walking trails were added, HOA would need to maintain and funds are not available at this time.
- Dog walkers need to pick up after their dogs and dispose of properly.
- There is a leash law in Margaret. The first call is a warning, second call \$50, third call is \$150, and the fourth is \$200 plus court fees.
- If a homeowner calls to complain about dogs running about, a formal complaint needs to be signed or nothing will be done to remedy the situation.
- A Neighborhood Watch was checked into in the past. Homeowners will need to volunteer, and a Captain and Co-Captain are needed.
- Volunteers will need to be educated about procedures in reporting problems.
- Will discuss if the Developer will put in a sidewalk, or a curb gutter similar to Phase9 in.