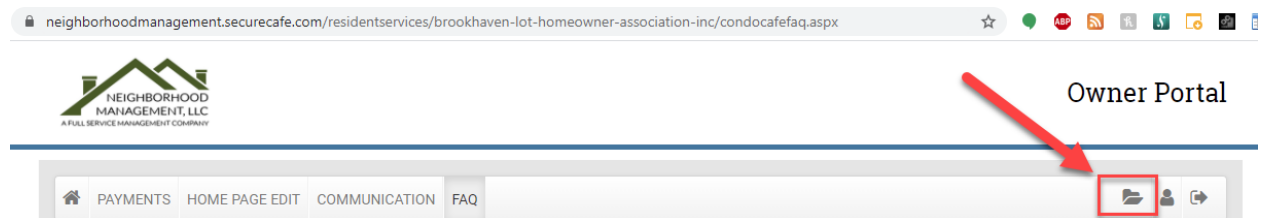


Brookhaven HOA Annual Meeting Minutes

1. Call to Order
2. Review Financials & Budget

Financial Reports can be found on the Neighborhood Management Portal using the link below to login. Click on the folder icon shown below in the screenshot and you will have access to all financial reports.

<https://neighborhoodmanagement.securecafe.com/residentservices/neighborhood-management/userlogin.aspx>



3. Brookhaven Board of Directors

There were three volunteers for the Board of Directors, and 3 of the existing board members will be continuing forward. The existing board will meet with the new volunteers soon to work out the details of who will be in which position, and who can help in other areas, such as the Architectural Review Committee. Matt Tortorice will be stepping down and helping transition the Presidents role to Tenza Yarbrough as well as continuing the negotiations on upgrading the pool. The new volunteers are Rick Bennet, Harland Bicking and Christine Long.

- Tenza Yarbrough – President
- ? – Vice President
- Denise Owens – Treasurer
- William Lowery – Secretary
- ? – Resident at Large

4. HOA Improvements

As mentioned in the 2020 Annual HOA Meeting, the increase in dues allows the HOA to pursue improvement projects. Some of the improvement projects are listed below.

- School Bus Stop Shelters.
 - i. We plan to add a Shelter on the Corner of Brookhaven Dr and Americana, and also at the intersection of Brookhaven Drive and Ryan Circle.

- Street Gutters and Sidewalks, although this will be a large long capital project.
 - i. We would like to add a sidewalk down Brookhaven Drive, but enough people have reached out to say they would not have it in their yards, that it is not going to be possible.
 - ii. We plan to take a loan out to pay for Valley style curbs/gutters down Brookhaven Drive to control water and prevent road erosion. Once Brookhaven Drive is complete and it is budgeted, we will follow suit with other side roads. The city is aware, and we are awaiting quotes from multiple contractors. This may be delayed slightly based on the current inflated construction costs of concrete.
- A Dock/Pier and Improved Parking at the Lake Pavilion.
 - i. We have two quotes for floating Piers. One for over \$20k, and one for a little over \$10k. The cheaper dock will require adding rails, but will be ordered soon.
- Continued Road Repairs.
 - i. Potholes continue to plague our roads, and while we will continue to fill potholes where able, we may hire out the service in some areas as well where we can afford it.
- Another Community Playground Common Area.
 - i. We have been given a few lots in the cul-de-sac of Kincaid Cove and Hathaway that at a minimum will be used for Parking. We will be getting quotes to pave it soon.
 - ii. We have an additional lot off Kent Drive that we are waiting to have given to the HOA that we plan to add an additional park and possible Courts.
- Pool
 - i. The developers are contributing \$200k towards a new larger pool. We were given the choice to contribute \$20k to increase the length of the Pool by 15ft and add a few features such as a bench along one wall. We voted to do this as at this moment there is no other pool in the future plans to be added.

5. Compliance was discussed as the number of cases is coming down.

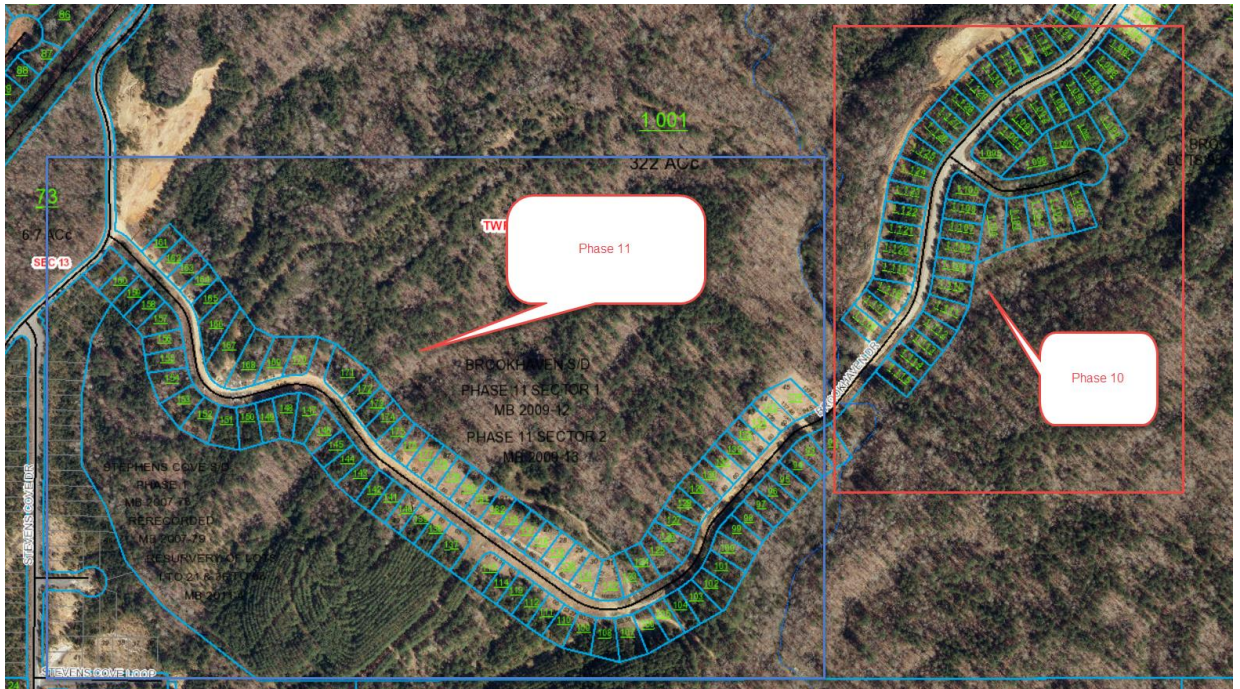
6. Questions:

Mrs. Hodges

Asked about the pool and the new development. We discussed how the developers are Brookhaven Development Partners, and Beaver Creek, Phase 11. The current builders are Rausch & Coleman. The developers prepare the lots and the builders just build homes on the

lots. The city has platted the lots all the way out to Old Acton Road already and most of them are only 60 ft wide which limits the size of the homes that can be built on them.

And we discussed the plan for the curbs, that the estimate was \$150,000 to curb Brookhaven Drive based on \$13 a linear ft. This will be accomplished by taking out a loan and paying it down over time to avoid special assessments and increasing the dues further.



Mrs. Cunningham was very concerned about the continuing development and the spacing and size of the houses. We discussed the city is responsible for zoning and the lot sizes and house spacing, and that the city is now looking for ways to increase the distance between houses, but we cannot for changes on plats that have already been approved by the city which include Phase 10 and the additional homes on Americana drive. The HOA can only contribute to matters such as the style and exteriors of homes and making sure the homes meet the covenants square footage requirements and building material requirements. The biggest conflict is that the city has already approved the plats even through phase 11 and the HOA had no input in that. As a city council member I am trying to correct it going forward, but I cannot fix things that have already approved by the previous council.

Mr. Wagner stated that Compliance needed to be enforced more thoroughly. We discussed how we reviewed open compliance issues and escalate them when they are not being addressed.