

BEHOA Board Meeting Minutes
May 9, 2017

Members present: Ron Francis, President; Gail King; Bob Beck; Addie Henry; Chuck Marz; Jerry Murphy; Johnny Johnson; Bill Jackson; Tony Cox; Beth Vincent.

A quorum was established, and the meeting was called to order.

Guest: Tim Gilliam, Comtronics. Gail moved to accept the minutes from the last meeting; second by Addie with minutes approved.

Mr. Gilliam was invited to discuss an enhanced camera surveillance system. He checked the Community for improvements on security systems. He reported that many paths could be taken but his objective would be for a partnership between the Community and his company. One suggestion was for a ten-camera system. Addie asked if it had to be 10 cameras, and he said not it did not have to be for ten cameras. Questions were asked if we could keep the cameras that we have in place. Mr. Gilliam stated that we could use our exiting cameras, but they would not work from the same system. Gail asked the price of the system: \$36K with use of the camera; \$24K with use of KU poles; \$12K per camera for ten cameras. The warranty is a standard 3-year manufacturer warranty. Discussion ensued from a large number of guest, concerned residents. Following the presentation by Mr. Gilliam, President Francis proceeded to committee reports.

Committee Reports:

One request for approval from the Architecture committee by Ron Francis.

Social Committee will be sending letter with the notice for the Semi-Annual Meeting on June 13, 2017. Fried chicken will be provided; bring your favorite sides and desserts. The dinner will be at 6:30 PM with the meeting beginning at 7:00PM. Amendments to the DC&R's regarding fence materials will be presented for voting by the membership. Question regarding amount of money that Board may approve for emergency circumstance and request to vote on the amendment at the Semi-Annual meeting. Addie will compose with a second reading.

Jerry asked whether or not we need a Board. Discussion with agreement that Board is needed to address Community concerns; maintain financial records, send dues notices and track payments; make payments for Community.

Treasurer's Report: Gail reported that all dues are paid with no liens sent. Jerry made the motion to approve, second by Bob with approval.

Unfinished Business:

Ron will contact Reagan regarding the blacktop for the neighborhood streets; speed limit signs; golf course (Clay has resigned as Pro with Gary in charge).

The surveillance cameras at a cost of \$36K is no longer on the table; the original cost quoted was \$12K. The second person who was going to provide an estimate of cost will not be invited. The engineer from KU does not want us tapping in and there would be no big box. Frank and Dan offered to do complimentary home surveys to assess security needs for any interested homeowner. Dan serves on the Tech Committee, also.

New Business:

Discussion regarding the billing of dues for empty lots. Discussion regarding sending a letter to the owners reiterating that homes must be built within one year of purchase; therefore, the lots are subject to annual dues. The exception if for homeowners who purchased double lots for a single home.

Dan shared a concern regarding dogs chasing him. He has talked with the owner with a reminder

regarding the leash law; however, nothing has changed. Ron will discuss with the owner prior to notification in writing. Another concern is parking in and partially blocking driveway.

Discussion regarding the ByLaws: Original dissolved and amended in November, 2014.

Bob Turpin asked about the landscaping. Dwight had done in the past, and Clay was not doing either.

He shared that we need to be able to see the subdivision name from the road.

The vote for the dues assessments will be tabled until November.

Bill made the motion, second by Bob, and the meeting was adjourned at 7:35 PM.

Minutes submitted by Beth Vincent, Secretary.