

BEHOA Board Meeting Minutes April 5, 2016

Members present: David Bonn, Jerry Murphy, Chuck Marz, Gail King, Tony Cox, Bill Jackson, Addie Henry, Beth Vincent. Guests: Lynn King, Janet Murphy, Sue Marz, Ernie Helton, Billy Abrams, Lisa Hall.

A quorum was established, and the meeting was called to order at 6:30 PM.

The minutes from the last meeting were reviewed with changes made; approved with changes.

Treasurer's Report: The Financial Report was distributed, reviewed and approved. The membership listing is available from Gail. All dues are current. The tax forms have been filed for Kentucky and Federal.

Old Business: Discussion regarding the MOU from Clay. They accepted the amendments that we proposed. We will be responsible for the lights, security system, Guard House with the ability to continue to use the inside for our storage. Discussion with concerns shared. Majority vote with one vote by Jerry Murphy opposed with concern that we may incur additional financial liability. Motion carried.

Security System Update: The DVR in the front is not recording; was checked two weeks prior and was functional. Therefore, we were not able to record during an incident with a truck broken into in a neighbor's driveway. The back system is still under warranty. We will explore having the lock changed to facilitate access and will call a locksmith to help. The system will be checked on Tuesday at no charge.

Board Status and Responses to Inquires: The procedure was discussed with input from Ernie. We have a complaint form that can be utilized to assist with the process. The complaint and/or inquiry will be reviewed by the Executive Board which will call or meet with the full Board, if necessary. A response letter will be sent to the complainant with the a copy kept in the file in the Secretary's minutes. Clarification regarding only the President can call a Special Board Meeting. We can give answers to neighbor's questions as a private resident with our own personal interpretation, but we will share that our answer does not represent the Board.

New Business: Mrs. Lisa Hall attended the meeting to share her recent experiences with trespassers, damage to property occurring since March. The incidents have been very concerning and disconcerting. Mrs. Hall has called the police 2-3 times to which they have responded and offered suggestions to mediate the problem. Mr. and Mrs. Hall have gone to great personal expense to prevent further occurrences: Additional outside lighting, surveillance cameras, will change the front door and add a storm door, post a "no trespassing" sign. She checked into additional outside lighting with KU which was cost-prohibitive. The Board members shared with Mrs. Hall that they so much regret the difficulty that she and her husband have experienced in the neighborhood, and each Board member offered support and assistance. Ernie made the recommendation that Dave invite the State Police to discuss the Neighborhood Watch Program. Gail will send an email and post on the website to

announce the meeting.

Update: Trash cans moved; brush in open lot burned and stumps will be removed.

Regarding the Ms. Huntzinger letter: Discussion regarding path forward. Will ensure that the ByLaws, Deed Restrictions are provided to renters with exploration of including in their Lease Agreement.

Social Committe Update: Our first Social will be held in June with the Semi-Annual Meeting; the next Social will be held at the lake in September. The Board will take care of arrangements for the Semi-Annual Meeting in November and will decide on the date/time/location.

Tony surveyed the street signs and posts in the neighborhood. The supply of mailbox posts, leaf configurations will be surveyed in the Guard House. The topic will be tabled until the next meeting when we have a better idea of the inventory that we will need.

Update regarding the electric sign for the front gate: Dave may be able to secure an electric sign at a significant savings. Tabled until the next meeting.

Jerry made a motion to adjourn with a second by Gail, approved, and the meeting was adjourned at 8:04 PM.

Submitted by Beth Vincent, Secretary