

BATTLEFIELD HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES, September 11, 2019

The meeting was called to order by President Pond on or about 6:30PM. Additionally, the meeting's agenda was distributed to each present director. The agenda items and the disposition of each are identified below.

**1. Determine if a Director quorum was present.** There was a quorum! Directors present were; Wade Alexander, Brenda Blankenship, Johnnie Johnson, Gail King and Tom Pond. Five Board members out of a total of nine constitutes a quorum.

**2. Review, adjust as necessary, and approve the minutes of the previous Board meeting.** The minutes of the previous meeting was read by our Treasurer, Gail, and subsequently approved without changes.

**3. Budget Report Review.** In summary: year to date paid expenses, through June, are \$5678.16 while income from dues, for the year, is \$10,200. All dues are current i.e., there are no delinquent dues. Current checkbook balance is \$17,868. And when added to our savings account balance of \$6,244.39 provides us with a total cash balance of \$24,112.93. **Note: At our next meeting we need to discuss this which appears to be excess funds accumulation**

**4. Old Business:**

a. There was considerable discussion re the subject of the **now two duplex units (4 living units)**, two of which have already been sold, that does not meet minimum square footage requirements. Unfortunately, the Association may be partially responsible for the first two of these unit discrepancies by initially approving the builder's plans without adequately checking square footage designations. However, after the discrepancies were identified the Real Estate and Building contractor were notified and requested to fix the discrepancy in subsequent units now under construction. Apparently, the request has been denied with the rationalization that once a set of plans have been approved by the association, it can be duplicated in other units regardless of identified discrepancies. Clearly this would not hold up in a court of law. However, litigation is expensive. The responsible Real Estate person and Building Contractor have had a variety of previous selling transactions at Battlefield and as a result should have been fully aware of building constraints. Thus, it would appear to me that these building and selling people are no friends of Battlefield homeowners and should henceforth be treated accordingly.

b. **Front and back gates.** Shrubs have been removed from the back gate at a cost of \$911.60. New shrub landscaping will be started and finished there in approximately one month. The association is waiting for a content and cost proposal from Josh. Brenda will be working with Josh on this item. The Golf Club, via a Memorandum of Understanding has accepted the responsibility for the front entrance

c. **Scope of work assignments** for potential management company to relieve homeowners of certain Battlefield association management tasks. This item is still being considered as a possible improvement to the HOA by Gail.

**d. The John and Addy pool has been approved and successfully built. The Wills have also finished pool construction and are now in the process of constructing a pool storage facility including a porch roof.**

5. **New Business:**

a. Autumn **garage sale to** be held on Friday and Saturday, October 4<sup>th</sup> and 5<sup>th</sup>. Alexander to place ads in Berea and Richmond newspaper.

b, **Next all members Semi-annual meeting** tentatively scheduled for November 12<sup>th</sup> at the Golden Corral. Alexander to make separate room arrangement.

6. **Adjournment:** Motion made and seconded to adjourn at 7:40P

Respectfully Submitted,

By: Wade Alexander