

**Briar Hill Estates Homeowners Association
Board of Directors**

Minutes from June 2005 Meeting

The following is a summary of the minutes from the June 2005 meeting of the Briar Hill Estates Homeowners Association, Inc. (the "Corporation") Board of Directors Meeting held on June 14, 2005:

The meeting was called to order at 7:15 pm. Present were Bill Fluke (President), Mike Losik (Vice President), Tim Dowdy (Secretary), Marv Ormerod (Treasurer) and Dan Sharrad (Compliance Officer). The Board of Directors (the "Board") conducted the following business:

- Reading of the Minutes. Minutes were accepted by the Board.

- **Treasurer's Report**

All of the homeowners have paid the homeowner's fee except 3 homeowners.

The Board discussed several homeowners who have not yet paid homeowner association fees. Letters have been sent to the owners who have not yet paid indicating that the Board may file a lien to collect any unpaid amounts. The Board decided to start to the collections process, including filing a lien on the properties that have not paid.

Board approved establishing a fund for litigation and for emergency expenditures, which will be called the litigation/emergency fund. It has been suggested that once the fund has \$25,000 in it, then the fund would be separated into two funds, and the Board will have more discussions about how to fund and how to handle this account. The legal fund had been recommended by BH Estate's legal counsel, Travis Combs.

The Board accepted the Treasurer's Report.

- **Maintenance**

Discussed whether LG&E installed a shield on a streetlight on Breeze Hill Road. Monument at one of the entrances was hit by a motorist. Marv Ormerod is working with insurance company to resolve the damage. Ron Hartman will also discuss with LG&E when to construct new streetlights in the new Section 8.

Problem with one of the monuments at BH entrance near park – structural problem.

The Board was informed that Section 6 has been accepted by Oldham County and Oldham County will now be responsible for the street maintenance and snow removal.

- **Compliance Matters**

The Board decided to have a separate meeting to discuss compliance matters. Since compliance issues involve individual homeowners and our neighbors, no minutes of these discussions are posted. Only official actions taken by the Board will be posted.

- **Newsletter**

- Include information about the homeowner association meeting
- Include information about not having the firework program at BH Park this summer.

The next meeting was set for Tuesday June 16, 2005 at 6:00 pm at Bill Fluke's home.

The meeting was adjourned at about 9:20 pm.