



Annual Homeowner's  
Association Meeting  
September 30, 2020

# CURRENT BOARD MEMBERSHIP

- **President** Meridith Hamilton
- Term thru 2020/plans to run again
- **Vice President/Code Enforcement** David Heyne Term thru/2020  
plans to again
- **Secretary** Stephen Forema Term thru 2020 plans to run again
- **Maintenance** Walter Hayden Term thru 2020 plans to run again
- **Treasurer** Kevin Bean Term expires 2021
- **Communications** Lauren Reynolds Term thru 2021
- **At Large** Sue Piotrowski Term thru 2021

# RULES



Please have your microphone on **MUTE**



Questions should be asked using the chat box



Voting will take place by raising hand



Question and answer period provided after presentations



Please be courteous to each other

# MEETING AGENDA

- Welcome
- Comments- 7th District Magistrate Bob Dye
- President's Comments
- Board Activity Reports
  - Website/Media/Communications
  - Code Enforcement
  - Grounds/Maintenance
  - Financial Update-Questions on budget
  - Discussion/ vote on 2021 Dues

Open Discussion/Resident Input

Nominations/Elections of 2020-2021 Board

Adjournment

Magistrate's Remarks  
Bob Dye  
Electbobdye@yahoo.com



# President Remarks

- 2019-2020 Board Focus & Accomplishments
- We are a volunteer resident organization focused on maintain/maximize home value and ensure BHE remains a desirable place to live.
- This is achieved through enforcement of restrictions, collection of yearly dues, payment of services, maintenance of common areas, oversight of communication tools, etc.



# President Remarks

- 2019-2020 Accomplishments
- Since the last annual meeting, board activities include:
- Successful collection of 2020 dues with just 3 homeowners not paid and 6 homeowners owe late fees.
- Ongoing deed restriction resolution
- Continued monthly e-mail program, facebook posts on Briar Hill Friends and Family New Group, speed monitor on various roads
- New sign at entrance to Briar Hill Parkway and Highway 22



# Presidents Remarks

- 2019-2020 Board Incomplete Projects
- Discussions with adding police patrols back to neighborhood that were stopped due to covid and residents being home more.
- Proactive and pre-emptive code enforcement for apparent violations visible from the street.






# Media/ Communications



Connect  
with us!



Briar Hill Family & Friends – New Group  
Briar Hill Estates KY Homeowners Association

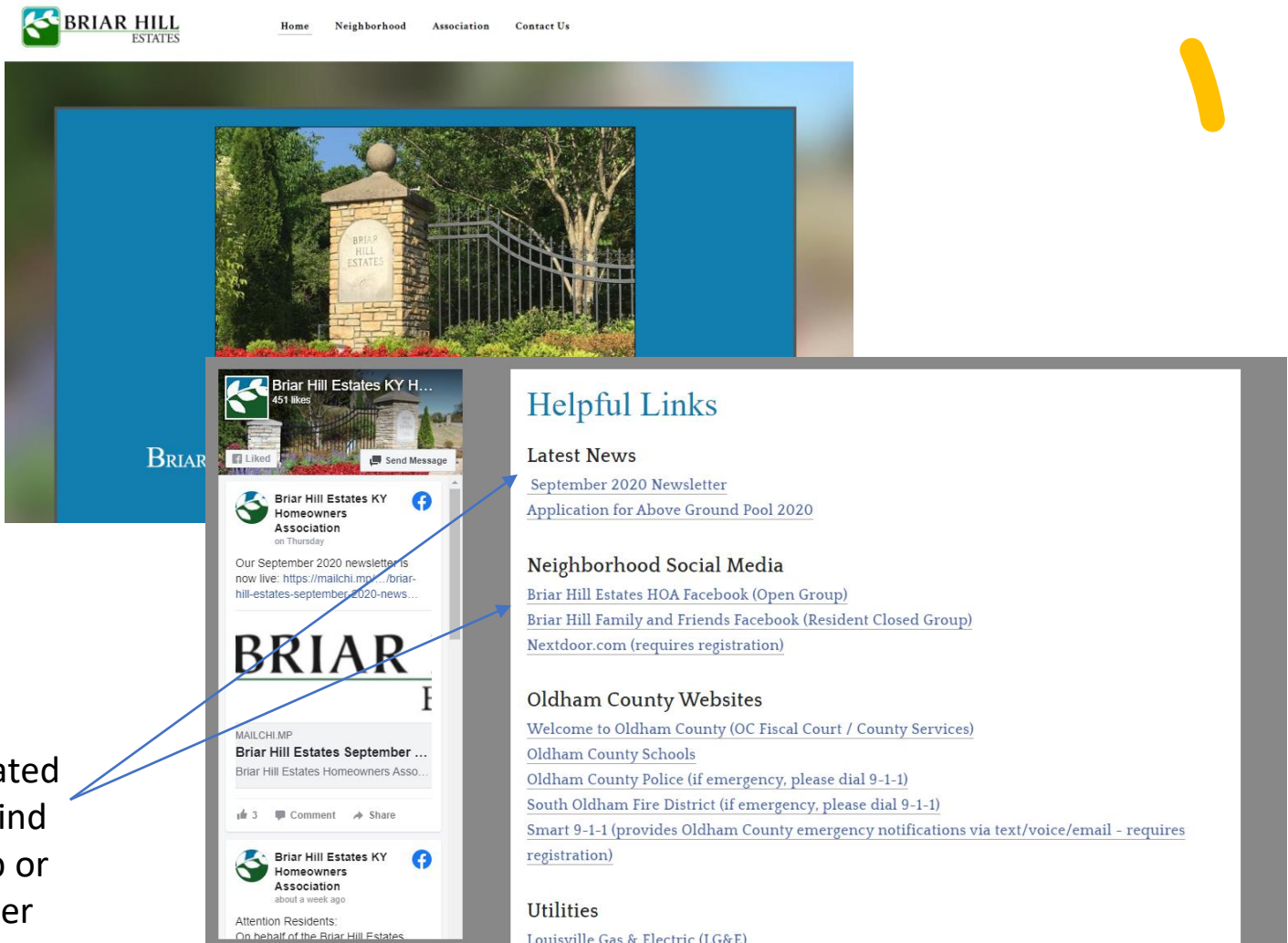


Monthly E-mail Newsletter



[www.briarhillestatesky.com](http://www.briarhillestatesky.com)

# Navigating the Website



The screenshot shows the Briar Hill Estates website with a navigation menu (Home, Neighborhood, Association, Contact Us) and a main image of a stone gate. A Facebook group post from 'Briar Hill Estates KY Homeowners Association' is overlaid on the page, with blue arrows pointing from the text below to the 'September 2020 Newsletter' and 'Application for Above Ground Pool 2020' links in the 'Helpful Links' section.

**BRIAR HILL ESTATES** Home Neighborhood Association Contact Us

**Helpful Links**

**Latest News**

- [September 2020 Newsletter](#)
- [Application for Above Ground Pool 2020](#)

**Neighborhood Social Media**

- [Briar Hill Estates HOA Facebook \(Open Group\)](#)
- [Briar Hill Family and Friends Facebook \(Resident Closed Group\)](#)
- [Nextdoor.com \(requires registration\)](#)

**Oldham County Websites**

- [Welcome to Oldham County \(OC Fiscal Court / County Services\)](#)
- [Oldham County Schools](#)
- [Oldham County Police \(if emergency, please dial 9-1-1\)](#)
- [South Oldham Fire District \(if emergency, please dial 9-1-1\)](#)
- [Smart 9-1-1 \(provides Oldham County emergency notifications via text/voice/email - requires registration\)](#)

**Utilities**

- [Louisville Gas & Electric \(LG&E\)](#)

**Briar Hill Estates KY Homeowners Association**  
451 likes  
Liked Send Message

**Briar Hill Estates KY Homeowners Association**  
on Thursday  
Our September 2020 newsletter is now live: <https://mailchi.mp/briar-hill-estates-september-2020-news...>

**BRIAR**

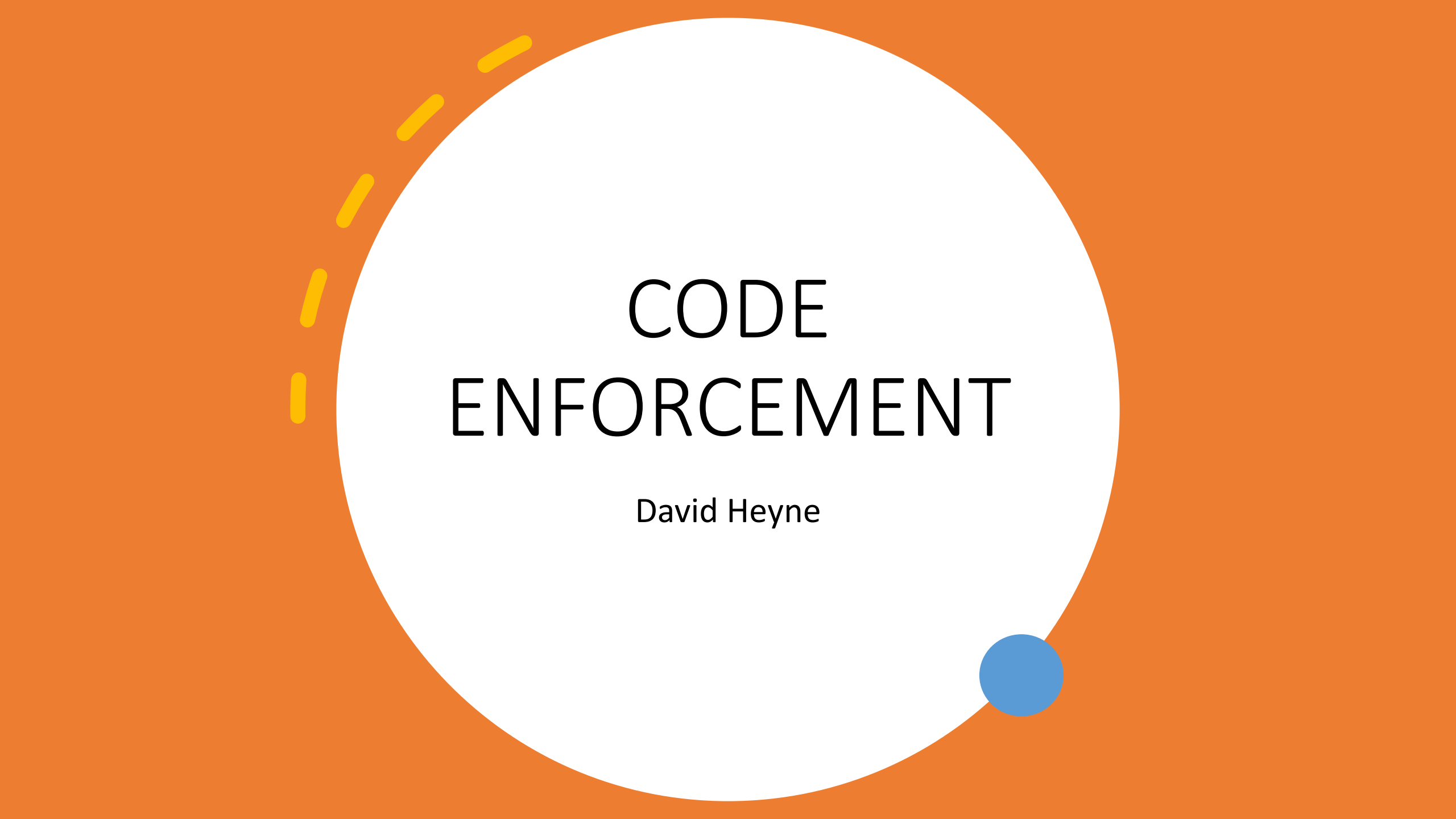
MAILCHIMP  
**Briar Hill Estates September ...**  
Briar Hill Estates Homeowners Asso...

**Briar Hill Estates KY Homeowners Association**  
about a week ago  
Attention Residents:  
On behalf of the Briar Hill Estates

Links always located on Website to find Facebook group or latest newsletter

# Social Events

- Chili Cook-Off was the last event in Fall of 2019
- Q1/Q2 2020 events postponed due to COVID-19
- Will reevaluate plan in light of COVID-19
- If interested in helping plan future events, please e-mail [LaurenMelissaReynolds@gmail.com](mailto:LaurenMelissaReynolds@gmail.com)



# CODE ENFORCEMENT

David Heyne

# Code Enforcement



Most changes to external structure must be pre-approved by the HOA board



Swimming pools, fences, tennis/sports courts, additions, out-buildings, playgrounds, patios, and major landscaping.



Application form can be downloaded from our website or requested by email.



Approval time is typically within 7-10 days after all necessary information is provided.



Construction must be completed within 12 months

# Code Enforcement

- 2019-2020 Activity
- 22 applications-1 deck, 4 sheds/additions, 5 pools, 4 fences, 8 miscellaneous (driveway, retaining wall, sport courts, patio, landscaping)



# Code Enforcement

Enforcement process starts with homeowners submitting a complaint form

Enforcement information is kept confidential


Amicable settlement is primary goal

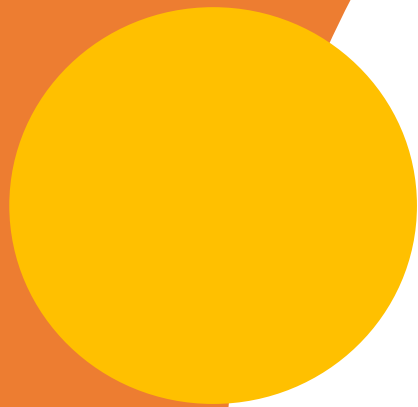
Legal recourse is last resort (fines, liens, developer)





# Code Enforcement

- UPDATE: plan to continue regular observation of deed restrictions and violations.
  - Noticeable violations for property such as:
    - Trailer/boat/commercial vehicles on property
    - Parking on non-paved areas
    - Continued street parking
    - Signs for advertising services
    - Curb appeal issues such as overgrown beds, dead trees, high grass/weeds
    - Unrepaired wear and tear on home due to age or damage
    - Lot improvements without proper approval
    - Continue to remind residents of deed restrictions through the newsletter and social media.
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# Maintenance and Landscaping

Walter Hayden



# Financial Update

Kevin Bean

	2020 Budget to Actual Thru 8/31/2020				
		Actual	Forecast	Expected	Budget
		Total - September YTD	Last 3 months	2020	2020
Income					370
	HOA Dues	\$46,207.31	\$375.00	\$46,582.31	\$47,000.00
	Late Fees Paid	\$800.00	\$150.00	\$950.00	\$250.00
	Other	\$915.29		\$915.29	\$0.00
	Total Income	\$47,922.60	\$525.00	\$48,447.60	\$47,250.00
Expenses					
	Insurance	\$2,032.62	\$0.00	\$2,032.62	\$2,000.00
	Lawn & Garden	\$8,770.08	\$2,717.10	\$11,487.18	\$15,000.00
	Police Patrol	\$4,970.00	\$2,530.00	\$7,500.00	\$7,500.00
	General & Administrative	\$496.82	\$0.00	\$496.82	\$1,750.00
	Utilities	\$11,381.26	\$3,640.93	\$15,022.19	\$17,000.00
	Web Support	\$517.00	\$72.00	\$589.00	\$1,500.00
	Accounting Database	\$430.00	\$0.00	\$430.00	\$0.00
	Promotional (Sign)	\$899.52	\$0.00	\$899.52	\$0.00
	Pass Through (Accident)	\$917.33	\$0.00	\$917.33	\$0.00
	Welcome Committee	\$0.00	\$0.00	\$0.00	\$500.00
	Total Operating Expenses	\$30,414.63	\$8,960.03	\$39,374.66	\$45,250.00
	Surplus / (Shortage)	\$17,507.97		\$9,072.94	\$2,000.00

	2020 Cash Statement PNC			
Cash as of 1/1/2020			\$50,584.65	
Adjustments from 2019			58.14	
Cash from 2020 HOA Dues			\$47,922.60	
	Total Cash Available		\$98,565.39	
Less Expenses 2020 thru 8/30			\$30,414.63	
Less Expenses 2019			2638.64	
	Total Expenses YTD		\$33,053.27	
Cash on Hand 8/30/2020			\$65,512.12	

Budget 2021		
Income		370
	HOA Dues	\$46,250.00
	Late Fees	\$475.00
	Other	\$0.00
Total Income		\$46,725.00
Expenses		
	Insurance	\$2,075.00
	Lawn & Garden	\$11,725.00
	Police Patrol	\$7,500.00
	General & Administrative	\$500.00
	Utilities	\$15,350.00
	Web Support	\$600.00
	Accounting Database	\$450.00
	Promotional (Sign)	\$500.00
	Pass Through (Accident)	\$0.00
	Welcome Committee	\$500.00
Total Operating Expenses		\$39,200.00
Surplus / (Shortage)		\$7,525.00

2021 Dues				
Proposed 2021 Dues			\$125.00	
Cash at EOY Estimate			\$57,000.00	
Estimate Dues 370 @ \$125			\$46,250.00	
Estimate Late Fees			\$475.00	
		Total	\$46,725.00	
Estimate Expenses			\$39,200.00	
Estimate Cash at end of 2021			\$64,525.00	
Reserve about 19 months of normal expenses				
VOTE on approval of 2021 budget and Dues				


RESIDENT  
DISCUSSION &  
QUESTIONS







NOMINATION/ELECTION  
OF 2021 BOARD

- BOARD ASSIGNMENTS WILL BE MADE AT FIRST BOARD MEETING IN OCTOBER
  - NOMINATION OF MERIDITH HAMILTON, DAVID HEYNE, STEPHAN FOREMAN, AND WALTER HAYDEN TO NEW TERM
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THANK YOU