

2014 Annual Meeting
Brisage Homeowners Association
March 8, 2014

Welcome

Agenda

- ✓ Roll Call and Certification of Proxies
- ✓ Approval of Minutes, 2013 Annual Meeting
- ✓ President's Report
- ✓ Report of Landscape Committee
- ✓ Agenda for 2014
- ✓ Election of Officers and Directors
- ✓ Adjournment



President's Report



2013 Successes

- ✓ Common areas looking great
- ✓ Flowers, roses at entrance maturing
- ✓ Operating expenses held in check
- ✓ New 10-foot sidewalk on Madison Avenue improves the street appearance of Brisage
- ✓ Two capital improvements made in 2013
 - Replaced three video cameras, video server at gates
 - Extended power to front lawn for Bash, any future power need
- ✓ Held first Brisage Bash picnic on Saturday, Sept. 14



2013 Revenue & Expenses

Revenue

Assessments	\$ 25,250.00	
Interest	107.25	
Reimbursement of Expenses	-	
Mineral Rights	-	
Total Revenue	\$ 25,357.25	

Expenses

Utilities	\$ 761.76	2%
Landscaping	\$ 12,185.23	35%
PO Box Rent	\$ 40.00	0%
Postage	\$ 32.00	0%
Property Taxes	\$ 25.15	0%
Insurance	\$ 1,794.00	5%
Legal	\$ -	0%
Dues	\$ 100.00	0%
Filing Fees	\$ 81.37	0%
Repairs	\$ 6,357.42	18%
Supplies	\$ 729.76	2%
Miscellaneous:	\$ 25.00	0%
Web Site	\$ -	0%
Annual Meeting	\$ 2,294.50	7%
Security	\$ 3,052.71	9%
Income Tax	\$ 201.00	1%
Bash	\$ 7,204.69	21%
Total Expenses	\$ 34,884.59	100%

Net Income **\$ (9,527.34)**

Fund Balance on 12-31-13 **\$ 24,666.61**



Landscape Contractor Bids

2009-2014

Bidder	Common Areas Cost	Cost to BHA if BHA has to cut a lawn	Cost to Homeowners for cutting any lawn
Southern Yardworks (* in 2009)	\$9,900		
C&S Lawn and Landscape Inc. 2010 bid	\$24,336.56	\$55 per home per cut	\$40 per home per cut
Southern Yardworks Inc. 2010 bid	\$15,300	\$35	\$35
Innovative Lawn and Landscape Inc. 2010 bid	\$14,330	\$35	\$40
Scotty's Lawn and Landscape LLC* (2010)	\$9,000	\$30	\$35
Scotty's Lawn and Landscape LLC (2011)	\$9,600 (up 6.6%)	\$35	\$35
Scotty's Lawn and Landscape LLC (2012)	\$10,020 (up 4.4%)	\$35	\$35
Scotty's Lawn and Landscape LLC (2013)	\$10,980 (up 9.6%)	\$35	\$35
Scotty's Lawn and Landscape LLC (2014)	\$14,274 (up 30%)	\$35	\$35
Scotty's Lawn and Landscape LLC (Revised 2014)	\$12,300 (up 12%)	\$35	\$35

* Incumbent bidder in 2009, who had been our contractor for at least three years at that time.

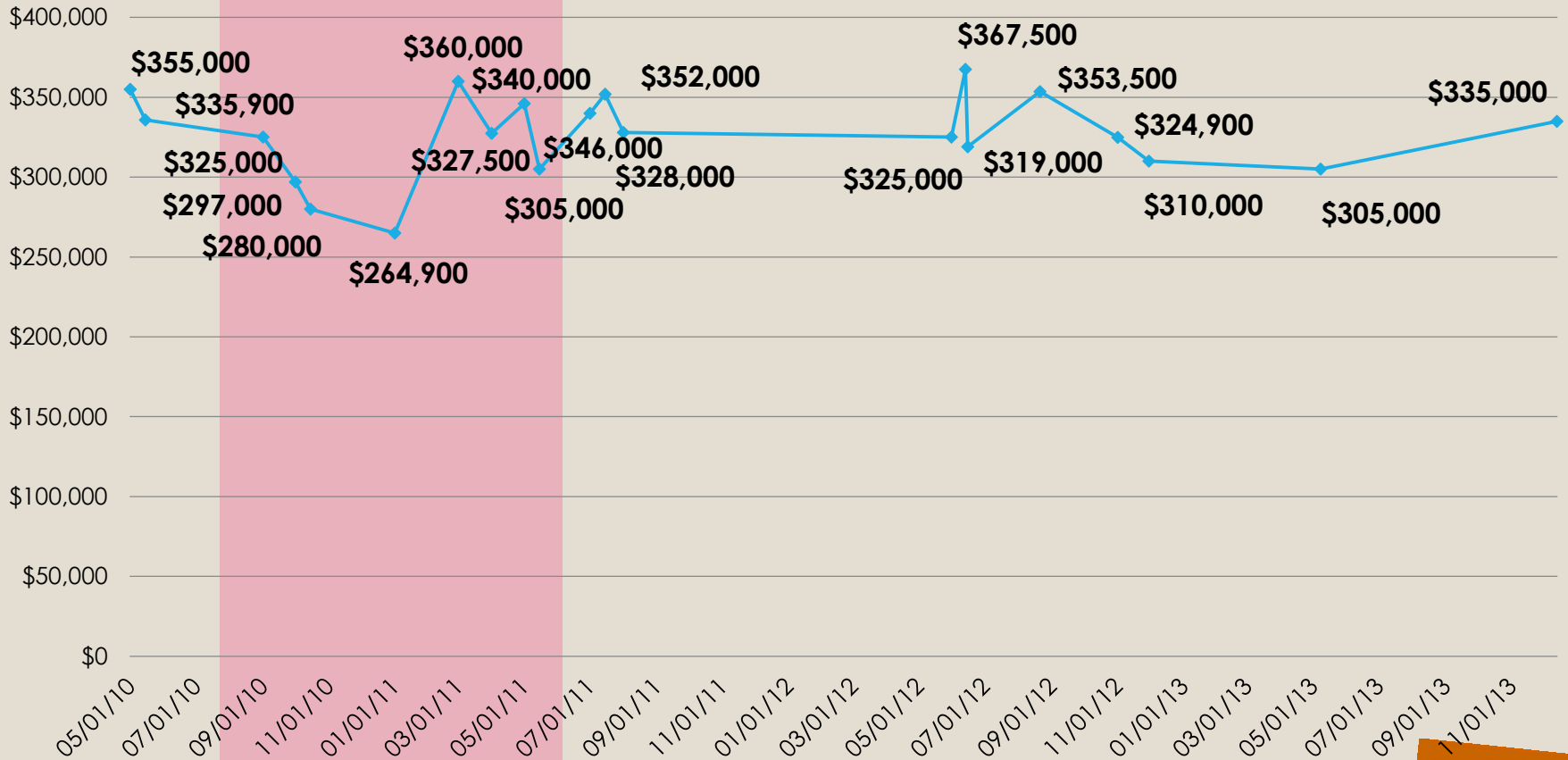


2014 Budget

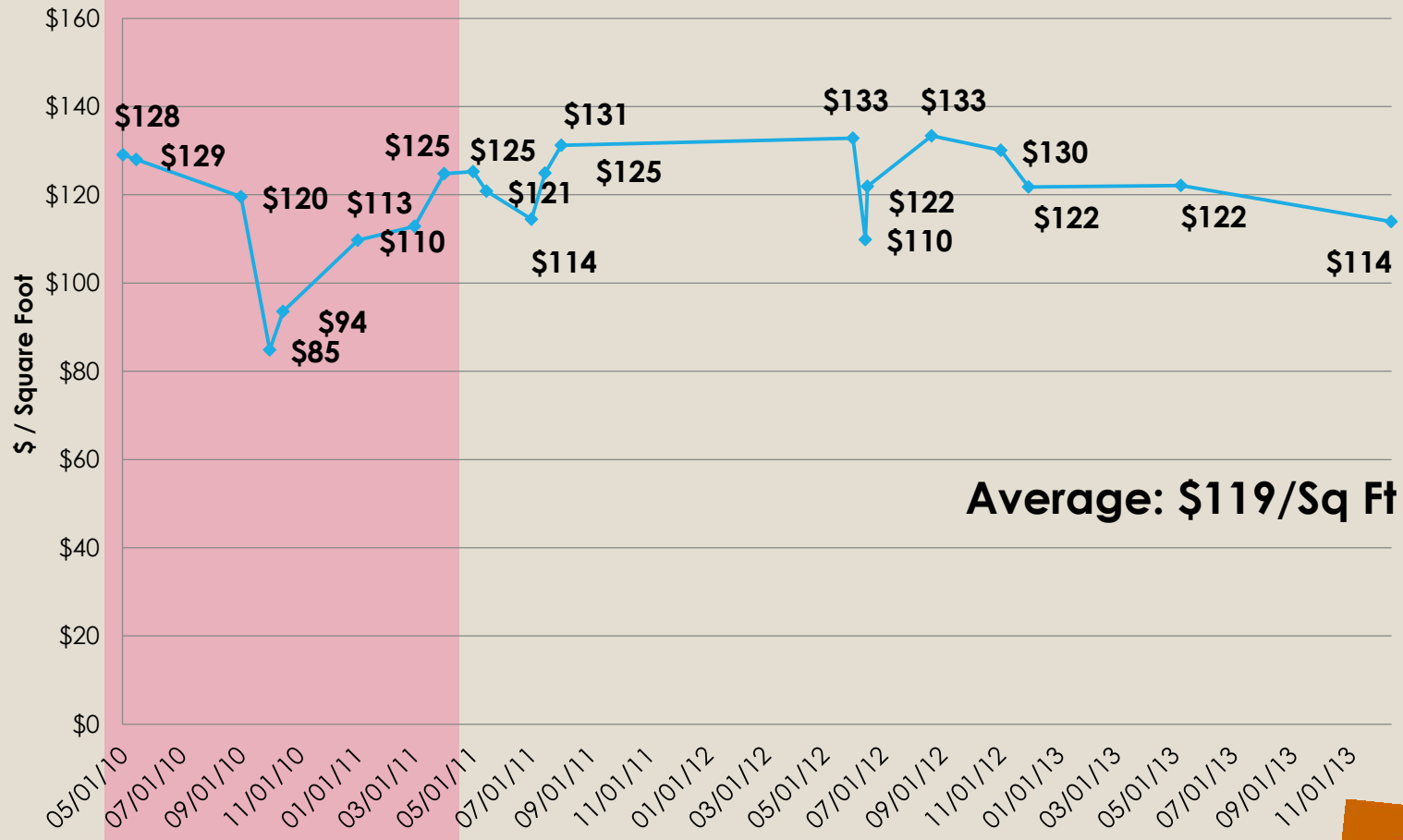
REVENUE	<u>\$27,685</u>	
Utilities	800	3%
Landscaping	14,000	51%
PO Box Rent	50	0%
Postage	50	0%
Property Taxes	25	0%
Insurance	2,000	7%
Legal	1,000	4%
Dues	100	0%
Filing Fees	100	0%
Repairs	2,000	7%
Supplies	250	1%
Miscellaneous:	185	1%
Web Site	125	0%
Annual Meeting	2,500	9%
Security	2,000	7%
Bash	2,500	9%
EXPENSES	<u>\$27,685</u>	100%
NET INCOME	<u>\$0</u>	



Brisage Sales



Brisage Sales by \$/Square Foot



Average: \$119/Sq Ft



Report of Landscape Committee



Landscape Committee

- Melissa and Mark McKee, Co-Chairs, of 241 Brisage Boulevard
- Frank and Charlotte Scott of 249 Brisage Boulevard
- Bill and Isabelle Higbee of 245 Brisage Boulevard
- Kim Jones of 253 Brisage Boulevard
- Lamar Warnock of 262 Brisage Boulevard
- Walter Fountain of 129 Brisage Drive
- You?



Brisage Bouquet Winners



April – 279 Brisage Boulevard
Ms. Helen M. Lawrence



May – 209 Brisage Boulevard
Allison and Alan Cease MD



Brisage Bouquet Winners



June – 245 Brisage Boulevard
Isabelle and Bill Higbee



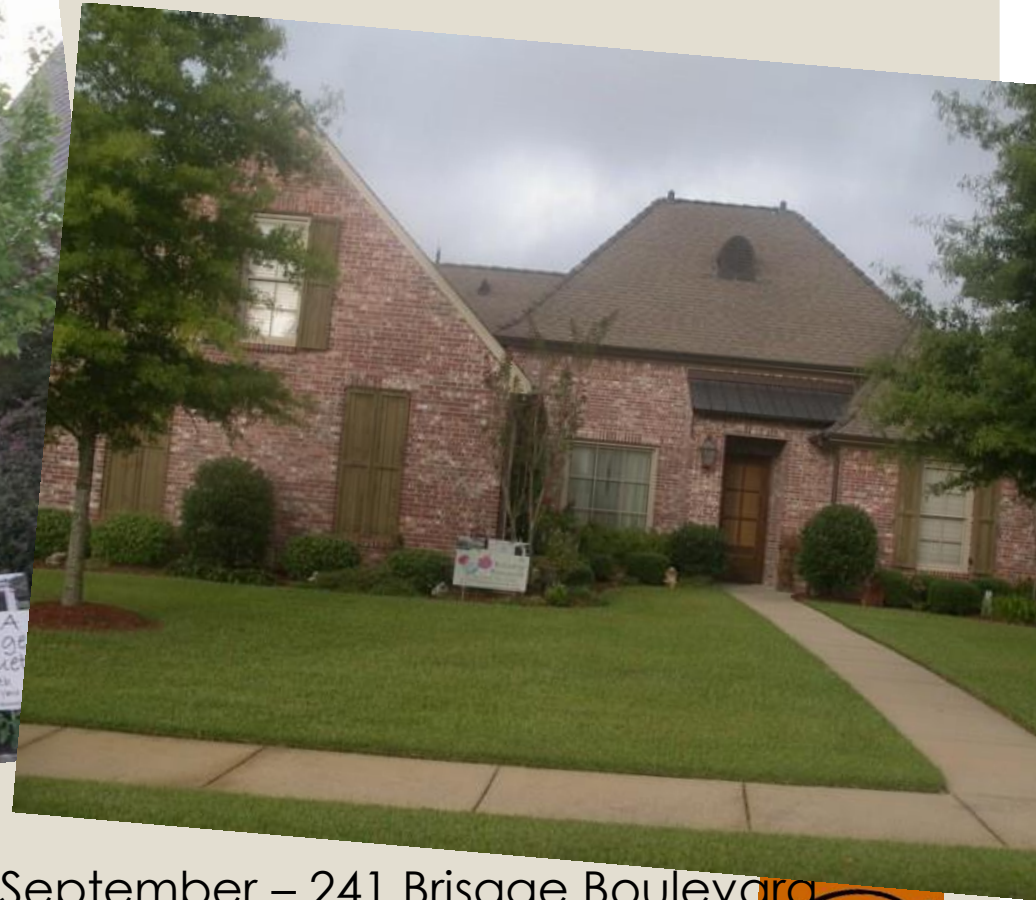
July – 234 Brisage Boulevard
Lauren and Dick Noel



Brisage Bouquet Winners



August – 249 Brisage Boulevard
Charlotte and Frank Scott



September – 241 Brisage Boulevard
Dianne and Ricky Luke



Christmas in Brisage Winners

- ✓ Star and Leroy Pitts of 116 Brisage Drive
- ✓ Kim and Marlon Jones of 253 Brisage Boulevard
- ✓ Laura and Matthew Newman of 137 Brisage Drive

**Six months of
Brisage
for FREE!**



Brisage Agenda for 2014

- ✓ Enforce Covenants with fair, even hand
- ✓ Brisage identifier for your license plate
- ✓ Brisage Bouquet Awards, April-October
- ✓ Brisage Bash picnic on front lawn in September
 - Ice cream for a year from Kroger
 - Lani Raush, Bash Chair
- ✓ Brisage Brigade days are coming
 - Help us plant annuals at entrance



Brisage Brigade Day



The Good Look of Brisage



Election of 2013 Officers and Directors

- Report of Nominations
- Additional Nominations from the floor
- The Election



**Free
Dinner
at Biaggi's**

