## Brisage Homeowner Association Annual Meeting

MINUTES

MARCH 6, 2010

6:00 PM

PAN ASIA RESTAURANT, RIDGELAND

Dinner is served at 6:00 PM and the Meeting began at 7:00 PM

MEETING CALLED BY	Board of Directors
TYPE OF MEETING	Annual Meeting
FACILITATOR	Carl Crawford, President
NOTE TAKER	Kalaina Connor, Secretary
TIMEKEEPER	Kalaina Connor, Secretary
ATTENDEES	Carl Crawford, President; Walter Fountain, Vice President; Frank Scott, Treasurer; Kalaina Connor, Secretary; DeMario Smith, Director; Leroy Pitts, Director; Mike Summerhill, Director

A roll call was conducted at 7:00 pm sharp by Steve Van Every, a volunteer homeowner appointed by President Carl Crawford as the inspector to determine whether a quorum is present and also to conduct any elections as provided by the bylaws.

### 38 dining, 33 homeowners present, including 12 proxies

10 MIN DISCUSSION OF QUORUM REQUIREMENTS		S (	CARL CRAWFORD		
DISCUSSION	CUSSION Annual Meeting 2009				
<ul> <li>Carl read the bylaws provision pertaining to proxies and referred to the Robert's Rules to assure the homeowners that we have enough member and proxies for a quorum</li> <li>The homeowners were satisfied and the meeting continued.</li> <li>Carl introduced Walter Fountain as the Vice President</li> <li>Walter read 2009 Annual meeting minutes</li> <li>Ann Neal made a motion to delete John Ames' remarks from the minutes because they were personal in nature and did not pertain to any business of the meeting.</li> <li>Frank Scott seconded, BHA moved to have John Ames remarks removed from the minutes.</li> <li>Steve Van Every made a motion to accept the 2009 Annual Meeting Minutes.</li> <li>Ann Neal Seconded.</li> <li>BHA voted to accept the 2009 Annual Meeting Minutes as amended.</li> </ul>					
CONCLUSIONS Walter will amend the 2009 Annual Meeting Minutes.					
ACTION ITEMS PERSON RESPONSIBLE DEADLIN			DEADLINE		
Amend the 200	Amend the 2009 Annual Meeting Minutes. Walter ASAP				

#### **President's Report of 2009 Successes**

\*

President Carl Crawford gave his report which

outlined	the seven major successes of 2009:	
*	Gates completed, working	
*	Expanded Board of Directors to seven	

Expanded Board of Directors to seven

Made Officers also Directors

CARL

- Settled outstanding litigation
   A policy on Collection of Assessments
  - adopted
- Brisage.com website established
- Video surveillance added at gates

Carl discussed that the gates are working smoothly and are being maintained by Jefcoat Fence Co. Automation Division.

- Carl discussed that the board adopted a resolution under Article 12 Section 1C to expand board to seven and also made the officers directors.
- Carl introduced the board and reported the BHA has one committee which is the Landscape committee.
- The Board has chosen not to appoint an Architectural Review Committee, preferring to sit as its own ARC, when needed.
  - Carl introduce Mark and Melissa McGee as Co-Chairs of the Landscape Committee and stated Melissa has a sign up sheet going around for any volunteers to serve on the Landscape committee.

25 MIN

DISCUSSION

Page 2, March 6, 2010

## MINUTES, BRISAGE HOMEOWNER ASSOCIATION ANNUAL MEETING

<ul> <li>Melissa stated the Board had approved a new landscape contractor for the 2010 growing season and the contractor is Scotty's Lawn and Landscape LLC and that Scotty was awarded 10 month contract in order to move back the annual contract to start earlier on March 1, beginning in 2011.</li> <li>Melissa stated there are two homes that are in bankruptcy that the Association is regularly mowing and keeping up in landscaping. Carl explained that the cost is being charged to the property by lien and the BHA will be reimbursed those costs when the house is eventually so</li> <li>Ann Neal asked if we had the legal right to go on someone else's property and keep up their yards.</li> <li>Carl stated yes it is in the By-Laws.</li> <li>Carl discussed the foreclosure of 120 Brisage Drive from Dr. Gerald Vincent and stated that a Bank of America subsidiary now owns the property.</li> <li>Carl stated that the realtor is ready to show the home and sell it for Bank of America.</li> </ul>					
	<ul> <li>However, she must wait until the legal settlement is over.</li> <li>Carl then introduced Treasurer Frank Scott for the Treasurer's Report.</li> </ul>				
CONCLUSIONS	The 2010 New Regimning of a Free. Open and Friendly Brisage has achieved several positive milestones				
ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE		
NONE		Carl	Open		

### Treasurer's Report

45 MIN		<ul> <li>OUR SAVINGS ACCOUNT</li> <li>2009 WAS A GOOD YEAR</li> <li>GATES: AN EXCELLENT INVESTM</li> <li>2010: ANOTHER GOOD YEAR</li> </ul>	ENT	CARL
DISCUS	SION	Account receivable		
*	Frank Gerald	resented an Assets and Liabilities table showing the Bl eported the only past due assessments were the Beasl Vincent home at 120 Brisage Boulevard, both in forecle isessments.	ey residence at 250 Brisage Bou	levard and the
*		pointed out the 2009 year included the last payment of ed in the prior year of 2008. Without that final gate pa		
*		al asked Frank Scott, Do we know how much or who a	re delinguent?	
*		tated yes. We only have two homeowners delinquent		both in bankruptcy.
*	Ann st receiva	ited, I'm just wondering if we should show that the out ble.	standing assessment on the gal	tes be as
*	Frank	tated, yes I will correct that.		
*		ide a motion to amend the balance sheet to reflect that s leaving the Board.	t the outstanding assessments a	are receivable since
*	Frank	greed to amend the balance sheet. Carl asked for any	further comments.	
*		ated we have a new expense for the 2010 budget and 400. Carl pointed out the actual cost would be \$800-9		
*		ked Frank, Is the landscape contractor including cutting	g and edging?	
*		tated yes.		
*		moved to accept the Treasures' Report.		
*		a second.		
*	The T	easures' Report was approved as presented.		
CONCLU	SIONS	Frank will amend the balance sheet to show the outsta	anding assessments as receivabl	e.
ACTION	ITEMS		PERSON RESPONSIBLE	DEADLINE
Amend t receivat		ce sheet to show the outstanding assessments as	Frank	Before he turns over the books to the new Treasurer

### Old Business/ New Business: Major Actions for 2010

38 MIN	*	LONG RANGE DEVELOPMENT PLAN FOR FRONT LAWN	WALTER, CARL
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## Page 3, March 6, 2010MINUTES, BRISAGE HOMEOWNER ASSOCIATIONANNUAL MEETING

- ✤ VIDEO SURVEILLANCE OF GATES
- UPDATE

	<ul> <li>CITY REQUEST FOR GATE SIGN/</li> </ul>	AGE			
DISCUSSION	<b>DISCUSSION</b> Carl presented the major actions contemplated by the Board in 2010. He said a Homeowner Survey was being planned on these major action items, particularly pertaining to the Long Range Development Plan for the front lawn, to identify the preferences of the homeowner membership.				
<ul> <li>Pedee</li> <li>Exerco</li> <li>Picnio</li> <li>Clubł</li> <li>Swim</li> <li>Retai</li> <li>Deve</li> <li>Hold</li> <li>Subm</li> <li>Boarco</li> <li>Take</li> <li>Let C</li> <li>Carl o</li> </ul>	tion items would include: trian/Bike Gate (required) ise Walkway Pavilion/Shelter ouse ming Pool n Landscape Architect op Area Layout Plan cost Neighborhood Consultation (an actual meeting or online t it Plan to Neighborhood for Comment Action on Long-Term Plan Bids on First Phase portract on First Phase iscussed the above items with the homeowners and Ann expressed their views.	2	and Keith		
CONCLUSIONS Carl will send suggestions on-line for our Long Range Development Plans such as a survey on the website Johna Van Every is the new Treasure for Brisage Homeowner Association					
ACTION ITEMS PERSON RESPONSIBLE DEADLINE					
Survey for idea	s on Website	Carl	Open		

#### **15 MINS ELECTION OF OFFICERS FOR 2010**

15 11113	LECTION OF OFFICERS FOR 2010		
DISCUSSION	Carl told the homeowners the final item on the agenda He said he asked Vice President Walter Fountain if he v 2010, and Walter said his other commitments would no Carl said he then asked Walter to serve as Chairman of Walter stated all of our current officer's were contacted everyone agreed but our Treasure Frank Scott. Carl said Frank has been Treasurer for three years and Walter then presented the below nominations to the me • President, Carl Crawford • Vice President, Walter Fountain • Treasurer, Johna Van Every • Secretary, Kalaina B. Connor • Director, Leroy Pitts • Director, Leroy Pitts • Director, DeMario Smith Carl gave the meeting a biography of Mrs. Van Every, v that position often managed several trust accounts of h • Ann Neal made a motion to close the floor to candidates presented by acclamation. • Keith Bustin seconded. The motion was approved on a voice vote with no obje	vas able to accept a nomination a t permit serving as President. the Nominating Committee. I and asked if they would serve ar deserved a rest from those duties eeting: who has been a legal secretary for her attorney superiors. any further nominations and appr	s President for nother year and s. • 17 years, and in
CONCLUSIONS	The nominated candidates were elected for year 2010.		
ACTION ITEMS	·	PERSON RESPONSIBLE	DEADLINE
None.			
	At the conclusion of the agenda, Carl asked the homeor with the annual meeting and whether they felt continui Brisage neighborhood. An overwhelming majority indic addition and hoped the Board would continue it as a tra- commented that they knew of other neighborhoods wh Associations also sponsor neighborhood picnics and sim that a dinner annual meeting provided the only opportu-	ng this tradition would be benefic ated they thought the dinner was aditional addition to the annual m o enjoy such a tradition and that nilar family events. Another home	ial to the a worthwhile eeting. Some other cowner observed

Page 4, March 6, 2010

# MINUTES, BRISAGE HOMEOWNER ASSOCIATION ANNUAL MEETING

Kalaina made a motion to adjourn the meeting. Leroy Pitts seconded.

Meeting was adjourned at 8:58 p.m.