

Brisage Homeowners Association Annual Meeting

MINUTES

FEBRUARY 28, 2011

6 PM

BIAGGI'S ITALIAN RISTORANTE

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	All officers were present. Carl Crawford, President; Walter Fountain, Vice President; Kalaina Connor, Secretary; Johna Van Every, Treasurer; Leroy Pitts, Director; Mike Summerhill, Director; and Demario Smith, Director.

A roll call was conducted at 5:30 pm by President Carl Crawford. The roll call showed 30 homeowner members present and seven proxies held, totaling 37 homeowner members represented. A quorum requires 29 present. The President declared a quorum was easily present and legal business could be conducted.

Approval of Minutes of Annual Meeting of 2010

DISCUSSION	The 2010 meeting minutes were read by Kalaina Connor, Secretary.	
CONCLUSIONS	No corrections were made.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Lamar Warnock moved that the 2010 minutes be approved as read.
Ray Connor seconded. The motion was approved.

5 MIN INTRODUCTION OF GUESTS CARL CRAWFORD

DISCUSSION	Carl introduced District 2 Alderman Pat Peeler and her husband Joel, attending. Ms. Peeler made brief remarks saying Brisage is a progressive neighborhood, setting a high bar in Madison The City. Carl then introduced Jerry Cook, director of community development, and his wife. Jerry was substituting for Mayor Mary, who had to cancel due to the illness of her husband Jim.
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10 MINS PRESIDENT'S REPORT CARL CRAWFORD

DISCUSSION	<p>2010 Successes</p> <ul style="list-style-type: none"> ✓ Last foreclosed home sold ✓ Common areas looking great ✓ Perennials, roses at entrance maturing ✓ New video surveillance camera added at exit gate ✓ Downed trees at 250, 279 Brisage Boulevard cleaned up ✓ Expenses held in check ✓ No increase in assessments for 2011 <p>Carl showed Revenues and Expenses for 2010, which caused 2010 to go about \$1,780 in the red, mainly due to \$4,400 expenses of removing trees from a major wind storm during the year. He showed the balance sheet at Dec. 31, 2010, which indicated the BHA still had a fund balance of about \$26,000. He noted that BHA is in solid financial condition, able to withstand almost any unforeseen event.</p> <p>Carl also showed the 2011 Budget, which was balanced with current assessment levels. No increase in assessments would be needed during 2011 unless a major unforeseen event occurred.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Walter Fountain moved to accept the Financial Report. Mike Summerhill seconded. The homeowners approved the motion unanimously

**MINUTES, ANNUAL MEETING
BRISAGE HOMEOWNERS ASSOCIATION**

15 MINS

REPORT OF KEY ISSUES IN BRISAGE

CARL CRAWFORD

DISCUSSION

CONCLUSIONS

ACTION ITEMS

For the information of homeowners present, Carl described three burning issues with which your Board of Directors currently is dealing.

He said at the conclusion of each explanation he would like to ask the homeowners present to give informal advice to the Board by marking a written ballot which he handed out. He asked each homeowner to vote only on one ballot and to enter their house number so the ballots could be validated to be certain each homeowner voted only once.

✓ Satellite dish violations of covenants

He noted the covenants require that satellite dish installations not be visible from the street or from a neighbor's home.

He said the Board directed that all neighbors be required to move voluntarily their satellite dishes if they were visible from the street, especially. Such an appeal was published in the November 2010 issue of The Brisage Beignet newsletter.

Since the publication of that appeal, he reported 10 homeowners had moved their satellite dishes voluntarily.

Of the remaining four dishes still visible from the street, two neighbors had trees covering their backyards, preventing a dish from being able to see the satellite and get a signal. The covenants do say upon appeal by the homeowner the Board may grant a variance or exception in such a case. These two homeowners are expected to request a variance from the Board.

The remaining two homeowners with dishes still visible do have open backyards where the dish could be relocated but had declined to pay the \$50-\$100 cost of moving them.

He asked the homeowners present to vote their sentiment, choosing from three choices on an informal advisory ballot handed out.

The informal advisory ballot tally: 16 favored Act Firmly Including a Fine, three voted No Feeling Either Way, and five voted Done Your Job. Neighborhood Looks Better. Let It Go.

✓ Playhouse Not Screened

Carl noted the covenants require playhouses be screened from view from the street or any neighbor's home.

He said two homeowners had installed playhouses in their backyards that were not visible from the street but could be seen from a neighbor's backyard. He showed on the screen photos of each playhouse, taken from a neighbor's backyard.

He noted the play equipment could be called a climbing tower, not a playhouse, and therefore might be considered exempt from the covenant prohibition.

The informal advisory ballot tally showed seven homeowners advised the Board to Act Firmly. Require screening or a fine or require removal, five voted No Feeling, Either Way, and 12 voted It's A Climbing Tower and OK.

✓ Encroachment of Stonegate neighborhood

Carl explained that all Brisage homes on its east side about the Stonegate neighborhood which is at least a decade older than Brisage, and the rear lot lines are uneven and some Stonegate neighbors may be encroaching on Brisage rear lot lines.

He said a complicating factor is a strip of common property called Parcel F lies between the Brisage backyards and the Stonegate backyards. However some Stonegate homeowners appear to have fenced in the common parcel strip into their backyards. Some Brisage homeowners appear to have fenced the common strip into their backyards, and some other Brisage homeowners have left the common strip as a wooded strip.

He said there is no way the common strip can be reachable by Brisage neighbors because Stonegate and/or Brisage fences are across it.

He asked homeowners to advise the Board what they feel the Board should do.

The informal advisory ballot tally showed 10 homeowners felt the Board should Act Firmly Including Legal Action, four felt Brisage should prohibit its homeowners from fencing the common strip into their backyards, two had No Feeling Either Way, and 10 felt No Action should be taken because the common strip is Not Usable.

Carl thanked the homeowners for marking their advice. He said the Board appreciated their views and would taken them under advisement in deciding a proper course of action on all three issues.

Ballots were advisory to the Board. No further action is needed.

PERSON RESPONSIBLE

DEADLINE

5 MINS

REPORT OF NEIGHBORHOOD NEWS
OUTSIDE BRISAGE

CARL CRAWFORD

MINUTES, ANNUAL MEETING BRISAGE HOMEOWNERS ASSOCIATION

DISCUSSION	Carl reported he had been elected Chairman of the Madison Organization of Neighborhood Associations, made up of representatives from all 69 neighborhoods in Madison The City. He said MONA would be seeking to protect the safety, security and support the property values of all neighborhoods and to share information and resources among the various neighborhoods representing 29,000 homeowners in the city.
CONCLUSIONS	He said MONA would be working closely with Mayor Mary Hawkins Butler and the Board of Aldermen, holding quarterly Board and Membership meetings to explore issues, and would adopt resolutions taking public positions on many issues affecting neighborhoods in the city. The homeowners voiced their approval of the President's leadership of the MONA organization.

10 MINS REPORT OF LANDSCAPE COMMITTEE MELISSA MCKEE

DISCUSSION	Melissa McKee, Co-Chair of the Landscape Committee with her husband Mark, was called on by Carl to give the Landscape Committee's report. Melissa provided the homeowners with her Committee's assessment of the landscaping in the neighborhood. She also asked all homeowners to be more respectful of their neighbors by not blowing grass trimmings onto their neighbors' yards. Melissa urged all homeowners to mulch and weed their flower and landscaping beds. She also thanked the members of the Landscape Committee for all their hard work in 2010. The Landscape members are Melissa and Mark McKee at 241 Brisage Boulevard, Walter Fountain of 129 Brisage Drive, Christina Long of 136 Brisage Drive, Kavitha Karavadi of 149 Brisage Drive, Charlotte and Frank Scott of 249 Brisage Boulevard, Lamar Warnock of 262 Brisage Boulevard, Suzanne Lien of 273 Brisage Boulevard and Audra Mayne of 279 Brisage Boulevard.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

The homeowners applauded their appreciation to the Committee.

10 MINS ELECTION OF OFFICERS FOR 2011 WALTER FOUNTAIN

DISCUSSION	Carl called on Walter, Vice President and Chair of the Board's Nominating Committee, to give the report of the Committee. Walter said all current officers and members of the Board of Directors had agreed to stand for re-election with the exception of Johna Van Every, who had resigned as Treasurer. Walter said Frank Scott had agreed to serve again as Treasurer. Carl asked if there were any other nominations from the floor. There were none.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Lamar Warnock moved to close the floor to any further nominations, and elect the nominating slate present by acclamation. Celestine Lindsey seconded the motion. The nomination slate was elected unanimously.

Lamar also thanked the current Board, on behalf of all homeowners, for their volunteer work during 2010 and for agreeing to serve another year. The homeowners applauded their approval.

2 MINS FUTURE ANNUAL MEETING DINNERS CARL CRAWFORD

DISCUSSION	At the conclusion of the agenda, Carl asked the homeowners whether they felt that future annual meetings should be held as a dinner event like this year at Biaggi's. He asked those who favored a dinner to raise their hands and 38 present did so. He asked those who did not favor a dinner to also raise their hands. None did.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

The homeowners voted 38-0 in favor of having annual meetings in the future as a dinner event.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
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Leroy Pitts moved for adjournment of the annual meeting. Demario Smith seconded the motion. It was passed unanimously.

Meeting was adjourned at 7:15 p.m.