

## **BRISAGE HOMEOWNERS ASSOCIATION 2012 ANNUAL MEETING**

**Note: These draft minutes will be reviewed and approved as amended at the March 2, 2013, annual meeting of the Brisage Homeowners Association.**

March 3, 2012  
Biaggi's Italian Ristorante  
6:05pm-7:30pm

The 2012 Annual Meeting of the Brisage Homeowners Association was called to order by Carl Crawford, Board President. The following board members were in attendance:

Carl Crawford, President  
Walter Fountain, Vice President  
Frank Scott, Treasurer  
Leroy Pitts, Director  
Demario Smith, Director  
Mike Summerhill, Director, was not present

As reported by Frank Scott, 35 of 57 homeowners (61%) were represented by attendance or proxies at the meeting, the largest turnout for a Brisage annual meeting in its history. As such, a quorum (40%) was well exceeded and Carl declared the annual meeting to be a legal meeting of the homeowners association.

The 2011 Annual Meeting minutes were read by Walter Fountain. No changes or additions were made to the minutes. A motion was made by Christina Long to approve the 2011 Annual Meeting minutes, seconded by Bill Higbee. There being no dissent, the motion was approved.

Carl introduced District 2 Alderwoman Pat Peeler. Mrs. Peeler stated that it was an honor and privilege to represent Brisage as she feels that we are on the cutting edge of neighborhood associations. Carl also introduced Jerry Cook, Director of Economic Development for the city of Madison, who was representing the mayor. Mr. Cook expressed his appreciation to Carl who is also serving as President of MONA (Madison Organization of Neighborhood Associations). Mr. Cook also advised that the grand opening of the new Petco would be held on March 24. Lastly,

Carl introduced George Elmore, also representing the mayor, and George's wife, Rose. Mr. Elmore expressed the mayor's appreciation of our neighborhood and advised us that we could contact him with any concerns about Madison that we might have.

Following the introduction of our guests, Carl gave his President's Report (a complete copy is available for review on the Brisage website, Brisage.com). The neighborhood's accomplishments over the past year were:

- Home values are up
- A new security video camera has been installed at the exit gate, designed to record license plates of all exiting vehicles
- Two trees were removed following storm damage
- Benches added around the pond
- New perennials have been added at the entrance
- Expenses have been kept in check
- No increase in assessments for 2012
- \$3500 left over in net revenue at the end of 2011
- Savings stand at approximately \$30,000

Carl expressed appreciation to Frank Scott for his diligence in his position as our Treasurer. It was also noted that landscaping is equal to about half of our annual budget which is in line for our neighborhood.

The Board's goals for 2012 are as follows:

- Enforce our covenants fairly
- Use a neighborhood survey to determine what if any capital projects to pursue
- Determine a long range development plan

Carl noted that Madison has been approved for the Safe Routes to School program. Money will be used to build new and better sidewalks on Madison Avenue from City Hall to Madison Avenue Schools. These new sidewalks will be 8-10 feet wide.

An email will be forthcoming to announce a spring Brisage Brigade neighborhood clean-up day. Carl also mentioned the possibility of a Brisage Blowout (Labor Day picnic) for the neighborhood if three people will volunteer to chair and assist with the planning of the project. Kroger may be available for an ice cream give away in conjunction with the picnic.

The next matter of business was a presentation by Carl of surrounding neighborhoods that have installed pools and pavilions. After researching the issue, Carl presented three examples of options for adding pools and recreation areas to a neighborhood.

Charlestowne built their pool in 2010 for incentive purposes, as a result of the recession reducing home construction and sales in their neighborhood. The developer of Charlestowne set aside \$125,000 for the project, with \$104,000 of that being spent on the pavilion and landscaping. The pool was built for \$63,000, using the leftover \$21,000 from the developer plus a neighborhood special assessment of \$42,000, leaving the neighborhood debt-free. Maintenance and insurance costs were reasonable.

St. Ives received no construction help from the developer, but he did provide one lot for the pool area. A second lot was bought for \$55,000. The pool cost \$245,000 and was financed by a 5 year balloon note at 6%. The St. Ives board plans to negotiate a 15 year loan in 2016. There was no special assessment for the homeowners. The semi-annual assessment was raised from \$300 to \$400 per homeowner. The board will be utilizing a maintenance contractor to patrol the pool area twice a day, following some incidents of the pool being used by unauthorized persons.

In the Wright's Mill neighborhood, the picnic pavilion was built by the developer. A resort pool was constructed at a cost of \$500,000 using a saltwater system for lower maintenance. There was a neighborhood one-time special assessment of \$250 which raised \$50,000 for the project. The additional cost of \$450,000 was financed through a loan at 7% for 15 years. The O&M assessment was raised from \$250 to \$380 semi-annually for 208 homes.

Carl pointed out that in 2004, there was some advertisement of Brisage having a pool in the future, but a pool was not needed as incentive for home construction and sales at that point in time. He also noted that research indicates a community pool adds about \$10,000 in value to homes. Brisage does have space for several options for community development utilizing parcels D (about 0.69 of an acre) and/or E (about 0.64 of an acre), although both parcels will have sewage easement issues to resolve.

To provide an idea of what a pool would cost each homeowner, an assumption presented regarding a pool area in Brisage was that it would cost about \$200,000 (midway between Charlestowne and St. Ives) and could be financed through several options or combinations including a 15 year loan and a special assessment.

However, development could not be accomplished without either an increase to O&M or a special assessment, or both.

Carl's assumption showed a range of financing possibilities for a \$200,000 pool. If no one-time special assessment was provided, the semi-annual assessment would need to be raised from the present \$225 to \$415 for 15 years. If a one-time assessment of \$2,500 was paid by each homeowner, the semi-annual assessment would need to be raised from \$225 to only about \$280. Generally, within that range, the larger a one-time special assessment that was contributed at the outset, the smaller the increase in the semi-annual assessment would need to be.

Following Carl's presentation, an advisory ballot was handed out to those in attendance at the annual meeting (one ballot per household) to determine the neighborhood's interest in pursuing capital improvements at this time. The results of the ballot would guide the board on whether to pursue research and development of a plan for Brisage. A two-thirds majority (38 of 57) of the neighborhood would be needed for approval to borrow any money, Carl said. After ballots were completed, the meeting continued while Frank Scott tallied the results.

Carl expressed the entire neighborhood's appreciation of the job our Landscape Committee has done over the past year. Melissa McKee, co-chair of the committee, also thanked the other members of the committee and noted that 2 or 3 more people were needed on the committee. Residents were asked to call or email Melissa to join the Landscape Committee. Brisage will continue to utilize Scotty's Lawn & Landscaping LLC as our landscape contractor. Melissa advised us that now is the time to do spring cleaning on our lawns. Also, there will be a day set aside (end of April or first of May) as a front entrance clean-up day, called the Brisage Brigade day.

Carl presented a Certificate of Appreciation to Kalaina Connor, our outgoing Board Secretary, who is stepping down after serving as Secretary from 2009-2011. A Certificate of Appreciation was also presented to Demario Smith, who is rolling off the board after serving as a Director from 2009-2011.

Walter Fountain presented a slate of officers for the upcoming year as follows:

- Carl Crawford, President
- Walter Fountain, Vice President
- Frank Scott, Treasurer
- Isabelle Higbee, Secretary
- Leroy Pitts, Director

- Mike Summerhill, Director
- Cassandra Voborsky, Director

There were no other nominations from the floor for the 2012 Brisage Board of Directors. Christina Long moved to close the floor to any further nominations and elect the slate as presented. Demario Smith seconded the motion and the slate of officers was elected unanimously.

Carl reminded everyone that the Board also serves as the Architectural Review Committee for Brisage. Communications are handled by email to expedite requests made by homeowners to the Committee. He requested that all homeowners be mindful that the Brisage covenants do require the review and approval of any structure added or changed on the exterior of any home or lot in Brisage. He said any homeowner can call or email him to obtain a timely review and approval of their exterior plans.

Frank Scott then presented the results of the development survey that was distributed earlier in the meeting. By a significant majority of homeowners present and voting, the survey results indicated that homeowners preferred to keep the semi-annual assessments as is and not pursue additional research on a pool/pavilion area at this time.

Carl told the homeowners a more complete version of the survey would be sent by email to all homeowners, giving each resident an opportunity to indicate their preference. He pointed out that while 36 of Brisage's 57 homeowners were present or represented, another 21 homeowners were not present.

He said the Board would communicate an invitation to participate in the future plans of the neighborhood by an emailed survey as well as the results of the survey, once all homeowners in the neighborhood had had an opportunity to provide their input. Then the Brisage Board would follow the advice of the neighborhood.

There being no further business, the 2012 Annual Meeting of the Brisage Homeowners Association was adjourned at 7:30pm.

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