

# **BRISAGE HOMEOWNERS ASSOCIATION**

## **MINUTES**

### **2014 ANNUAL MEETING**

March 8, 2014  
Biaggi's Italian Ristorante  
6:30pm

The 2014 Annual Meeting of the Brisage Homeowners Association (BHA) was called to order by Carl Crawford, Board President. In his President's Report, Carl summarized neighborhood successes during 2013, including well-kept common areas, operating expenses held in check, updated 10-foot sidewalk on Madison Avenue, and the first annual Brisage Bash picnic. There were two capital improvements during 2013: replacement of three video cameras and the video server at the front gates and extension of power to the front lawn.

Frank Scott, BHA Treasurer, presented a report of the 2013 Revenue and Expenses for the homeowners association. The first annual Brisage Bash picnic had expenses of \$7204.69. However, \$4600 of this amount was incurred as a onetime capital improvement for the addition of electricity and water connection to the front lawn area. For the year, there was a net loss of \$9527.34, but a large part of the loss was a result of the capital improvements which will benefit the neighborhood in future years.

Carl also explained that the neighborhood assessment was raised in response to increasing landscaping costs, in particular the cost of our landscape contract for the common areas. Carl reported that the initial quote received for 2014 was \$14,274, but was successfully negotiated down to \$12,300. Carl noted that our landscaping contract takes up half of our entire budget. As a result, semi-annual assessments were increased by \$20, from \$225 to \$245.

A copy of the 2014 budget is attached and reflects an increase in Landscaping to \$14,000 for the year (\$12,300 for contract work and \$1,700 for flowers, straw, etc. for the front entrance.)

Carl reported on Brisage home sales by total amount and by square foot. Last year home sales averaged \$119 per square foot which was a small drop in value reflected in the last three sales of the year. However, in general home values have recovered from the years of the economic slump.

The drawing was held for a waiver of the July assessment among those homeowners who were awarded Brisage Bouquets and Christmas in Brisage awards during 2013. The winners of the drawing were Frank and Charlotte Scott.

Carl presented the Board's agenda for 2014 which includes fair enforcement of our neighborhood covenants, continued distribution of Brisage identifiers for vehicle license plates, awarding of Brisage Bouquets and Christmas in Brisage awards, organization of this year's Brisage Bash picnic in September to be chaired by Lani Rausch, and the annual Brisage Brigade day for planting and clean-up of the entrance area.

With the departure of Mark and Melissa McKee from the neighborhood, there is an immediate need for a new chairman (or chairmen) for our Landscape Committee. As Carl pointed out, the more we can do for ourselves as a neighborhood, the less we have to pay for landscape contract services. The main job for the Landscape Committee chair is the coordination of the selection of yard of the month and providing guidance and direction to our landscape contractor. Carl asked that all present consider stepping up to fill the chair position for this committee.

Lamar Warnock suggested that the neighborhood show its appreciation of the McKees' years of service through a written commendation and Biaggi's gift card. On a motion by Dick Noel, seconded by Lamar Warnock, this show of appreciation for Mark and Melissa was unanimously approved.

In concluding the Landscape Committee report, Carl informed those in attendance that the Board will be looking at options to repair and/or replace the lighting for the front entrance and shrubs. Also, in response to questions about the entrance gate remaining open, Carl reported that two new flywheels were on order for repairs to be made to the gate.

The minutes of the 2013 Annual Meeting were presented for approval, with Carl proposing to dispense with the reading of the minutes. A motion was made by Frank Scott to dispense with the formal reading of the minutes along with approval of the 2013 minutes as written, since the 2013 minutes have been posted on our [brisage.com](http://brisage.com) website for about eight months available to all Brisage residents to review. This motion was seconded by Ricky Luke and unanimously passed by those in attendance.

Frank Scott reported that with 18 homes represented by attendance, along with 7 proxies received for a total representation of 25 households, we have an official quorum for this year's annual meeting.

Carl requested that all homeowners be considerate of the appearance of their yards now that we are entering into spring. To that end, Frank and Carl presented an idea for consideration that would ensure the neighborhood looks uniformly good as a whole.

Some neighborhoods have higher assessments, but take care of the upkeep of all yards. For this approach to work there would be no opt outs if the neighborhood voted to utilize this approach. The driving force to use this type of approach would be to ensure that the entire neighborhood

looks its best at all times. Concerns were raised over the no opt-out requirement, even for those neighbors that enjoy doing their own yard work and concern over possible resale effect if the assessment was raised. Carl asked those in attendance to consider having the Board pursue and explore this option for presentation at a future time to homeowners. Walter Fountain called for a vote on Carl's suggestion for further exploration by the Board. There were six votes in favor, and 16 votes against pursuing it. Therefore, it will not be explored further.

The last item on the agenda was election of officers and directors for the homeowners association for 2014. Current board members were noted and all have agreed to continue to serve if elected. On a motion by Paul Shelton, seconded by Tammy White, a proposal to close the floor to additional nominations and re-elect the current board members was approved unanimously.

With there being no further business, Ricky Luke made a motion to adjourn the 2014 Annual Meeting of the Brisage Homeowners Association. The motion was seconded by Walter Fountain and passed unanimously.