

The meeting was held at the NE Leon Co. Library Branch in the Program Room.
Phil Ross called the meeting to order at 7:01 pm.

Board members present were:

- Phil Ross, Director President
- Bruce Gillander, Director
- Dave Ray, Director
- Bill Stimmel, Director
- David Beverly, not present, resigned effective 25 Jun 19

Board Meeting

Agenda

- Read & Approve previous minutes
- Appoint new Director
- Additional grounds maintenance
- Additional information: state of the business
- New business and question & answers

Previous Minutes

Minutes of the previous Board Meeting on 13 Nov 18 was read.

Motion to approve minutes: Dave Ray

Second: Bruce Gillander

Vote: All in favor

Minutes of previous ACC Meeting on 1 Apr 19 was read.

Motion to approve minutes: Dave Ray

Second: Bill Stimmel

Vote: All in favor

Appointment of New Director

According to Article IV, Section 3, the remaining members of the Board may select a new Director to fill a vacancy on the Board.

Motion to select Leslie Fearington was made by Phil Ross

Second: Dave Ray

Vote: All in Favor

The Board Meeting was temporarily adjourned at 7:13 pm.

Phil Ross again called the meeting to order at 7:14 pm with all Directors present. Phil Ross thanked David Beverly for the 3 years of service on the BRU1 HOA Board; he was one of the 3 original volunteers when Block transitioned the association to the residents.

Additional Grounds Maintenance

Grass Monkeys was requested to bid on additional trimming in 7 different parts of the common area to keep weeds from getting too high and either becoming aesthetically displeasing or interfering with the sidewalks. Grass Monkeys quoted \$125.00 per trip for visits in April, June,

Subject to approval at next HOA Board Meeting

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August, & October of each year for those areas specifically. This will add \$500.00 to next year's budget for grounds maintenance and \$375.00 for the balance of this year.

Motion to approve additional expenditures for grounds maintenance: Dave Ray

Second: Bill Stimmel

Vote: All in favor

Additional Information

Phil Ross reviewed several aspects for those present:

1. Bank balance on May 30, 2019 = \$14,756.71
 - Grass Monkeys: -\$4,575 for rest of this year
 - TPAM: -\$2,925 for rest this year including additional trimming costs
 - Outstanding assessments: +\$2,100 for the rest of this year
2. Two extreme past due accounts (assessment + interest + legal)
 - One paid in full
 - One on payment plan extending into 2020
3. One 2019 past due account sent to legal counsel for foreclosure
4. MRA to meet on August 8th to authorize deactivation of MRA; no further assessments against BRU1, if approved
5. Reimbursements (water & grounds maint.) from Units 2-3-4 have not been received to date; will consider other action after MRA meeting

Q&A

One resident mentioned that there had been a travel trailer parked in a driveway on Sumter Hill for several days, but now is gone. It was explained that CC&Rs do not prohibit temporary (visitors) situations such as this, but only something on a permanent basis. Phil Ross stated that there may be another Board Meeting in mid August if a settlement if not reached with BRU2-3-4.

The meeting was adjourned at 7:29 pm.