

State of the Unit Address

23 January 2023

General Comments

Almost everyone has provided their email addresses for communication purposes; this is very helpful and cost saving for communication purposes (only 5 residents out of the 78 do not use this means of communication). If you have not provided your email address, please do so. The messages to homeowners are not that frequent, however, they usually are very important for the administration of our HOA and to meet legal requirements of notification of meetings.

Assessments are due January 1st and will be **past due after January 31st**. Forty residents had paid their assessment by December 31st, 2022; thanks for that. Please make sure your assessment is paid on time.

Some aspects to make our unit safe and aesthetically pleasing:

- As a courtesy to your neighbors, please continue to park cars in your driveway as much as possible since the streets were not designed for parking on both sides and two way traffic.
- Please try to put out any yard waste or discarded items on the weekend prior to pickup.
- The city asks that refuse containers be put out on the day before pickup and replaced by the day after pickup; thanks to the majority of residents that abide by this timing.
- Signage for birthdays and other special events should be remove from sight no longer than two weeks after posting.
- Though not mentioned in the covenants, conditions, and restrictions, please pressure wash the sidewalks and curbs adjacent to your home to remove mildew stains.

You can visit our website for more information about BRU1: <http://www.bullrunonehoa.com/>

Accomplishments during 2022:

- General
 - Grass Monkeys, Inc. remained as the common area maintenance provider; prices remained the same
 - Grass Monkeys added mulch and trimmed shrubs at both monuments
 - Metronet was installed beginning in February; both monument irrigation systems were damaged, but repaired properly at Metronet's expense
 - Two dead trees were removed from the Millstone Plantation development; BRU1 requested the removal since the trees threatened homes in our unit
- Administrative
 - One ACC meeting was held in October for an in-ground pool request
 - The Annual meeting was held on November 15, 2022; 1st meeting held at the Library since 2019
 - Dennis Golabek resigned from the board (thanks for your service)
 - Brett Schubert volunteered for the board, was unanimously approved, and unanimously approved as Treasurer; no other volunteers at this time
 - Remainder of members volunteered to continue on the Board:
 - Phil Ross, President
 - Leslie Fearington, Secretary
 - Bill Stimmel
 - Jerry Sirgey
 - The financial status and predictions were discussed and the 2023 assessment was set

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- Financial
 - TOPS finance software
 - Fully operational in January
 - improvements made in November report organization
 - Changed banks from Capital City to Prime Meridian to eliminate \$15 monthly fee
 - Financial status as of December 31, 2022 (omissions were made in the annual meeting estimate, so an alternative method was used to better estimate actual reserves):
 - The bank balance on 12/31/21 was \$18,883.35;
 - Included \$9,680.00 in 2022 assessments paid before the end of the year
 - Effective reserves on 12/31/21 was \$9,203.35 but two items affect that amount
 - Income after expenses for 2022 was \$894.54
 - Three unpaid assessments for 2022 amounted to \$845.25
 - Effective reserves on 12/31/22 was \$10,943.14
 - The effective reserves exceeds the limits in the current Bylaws so a rebate will be in effect for 2023
 - The operating budget for 2023 increased \$17,804.25 to \$23,447.25 mainly due to a change in costs for common area maintenance; new cost per year is \$13,200.00 but was competitively bid among two other providers
 - At the annual meeting the assessment was set at \$300.00 annually with a \$50.00 rebate for 2023 making the amount due per resident \$250.00

Plans for 2023:

- Mary Jackson to take over 1 January 2023 as BRU1 account manager with TPAM
- Collect 2022 past due assessments; 3 residents per year end finance report.
- Reconcile the exceptional expenses mentioned above with TPAM accounting
- Remove three dead/dying trees along Chancellorsville Drive near Chickamauga
- Continue covenants compliance.
- Maintain HOA common areas and monuments per contract.
- Install two new controllers for monument irrigation system (original ones failed)
- Add barrier system behind 2700, 2704, & 2708 Breton Ridge Drive to prevent vehicle intrusion from Millstone Plantation Roadway (truck intruded into property at 2704 on 1 January 2019 and another vehicle lost control but did not leave the roadway on 5 November 2022).
- To minimize the financial impact of the reactivation of the Bull Run MRA.

President, BRU1 HOA, Inc.

