

Bull Run Unit 1 HOA Board of Directors Meeting
C/O Total Professional Association Management, Inc.

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6 Dec and 23 Dec 2021 ACC Meeting Minutes

6 Dec 2021

Board Members Present	Ross, Stimmel, Fearington, Sirgey, Golabek
Management Present	Hoogerheyde
HOA Members Present	Brett & Courtney Schubert, Dave Ray, Stephanie Humphrey,
Meeting Auspices: Board may act as ACC per Art. X, Sect. 8(f) of the CC&Rs of the Association In accordance with the Bylaws Article XVI – ACC Process: “1st Monday of every month, unless cancelled.”	Teleconference: meet.google.com/gza-xjsx-zre Join by phone: 513-666-7208 (PIN: 933904321)
Call to Order (quorum present)	Called to order at 7:00 pm
ACC Discussion	To address a request from residents at 2601 Antietam Trail for a deck extension and hot tub The initial concern was for the appearance of the hot tub and any privacy screening that would be used between 2601 and 2605 Antietam Trail (east side) and on the south side visible from Chancellorsville Drive. Considerable discussion was made concerning the fact that the CC&Rs do not permit above ground pools in the unit and per city/state ordinances, hot tubs are considered to be “pools.” Safety concerns of pools were also discussed: fencing, security, etc.
Board Requests	An elevation view of the proposed deck was requested so that an informed decision could be made about the project.
Owner Comments	Residents mentioned having a lattice work on the east and curtains on the south side. Residents will obtain elevation views for the proposed deck/hot tub.
Board Decision	No action at this time; an additional ACC meeting will be scheduled when new information is available to expedite the project.
Adjournment	Meeting adjourned at 7:35 pm

23 Dec 2021

Board Members Present	Ross, Stimmel, Fearington, Sirgey, Golabek
Management Present	Hoogerheyde
HOA Members Present	Brett & Courtney Schubert
Meeting Auspices: Board may act as ACC per Art. X, Sect. 8(f) of the CC&Rs of the Association In accordance with the Bylaws Article XVI – ACC Process: “1st Monday of every month, unless cancelled.”	Teleconference: meet.google.com/nfb-oqau-koz Join by phone: 765-276-3758 (PIN: 559102704)
Call to Order (quorum present)	Called to order at 7:00 pm
ACC	To address a request from residents at 2601 Antietam Trail for a deck extension and hot tub New information had been reviewed by the entire board. Elevation views show a lattice work privacy screen on the east and south sides. More discussion concerned the CC&Rs prohibiting above ground pools. However, there are already hot tubs in the unit and all of them are not visible from the street or the neighbors yards, so this was not considered to be an issue at this time.
Board Requests	None
Owner Comments	None
Board Decision	All in favor of accepting the proposed deck design: PR made motion to accept; JS seconded the motion
Adjournment	Meeting adjourned at 7:08 pm