

State of the Unit Address

March 1, 2022

This is the first year since the HOA was turned over to the residents that things were of an ordinary nature. Assessments were the only source of income and there were no large, unexpected expenses. Hopefully, things will continue to run smoothly over the next year.

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).

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. Also, please try to put out any yard waste or discarded items on the weekend prior to pickup. And lastly, 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.

You can visit our website where much of this information can be found at:

<http://www.bullrunonehoa.com/>

Accomplishments during 2020:

- Completed the restoration of the Common Areas along Roanoke Trail, Breton Ridge, and Antietam Trail at the allocated cost of \$1500 as budgeted during 2020.
 - Antietam Drive (1 resident participated): \$174.70
 - 3 Western Red Cedars
 - Breton Ridge (1 resident participated): \$462.56
 - 13 Sweet Viburnum
 - Roanoke Trail (2 residents participated): \$859.11
 - 35 Sweet Viburnum (9 at one location and 26 at another location)
- Beautification
 - Several trees planted on HOA common area by the City of Tallahassee;
 - Both monuments trimmed
 - Grass Monkeys, Inc. remained as the common area maintenance provider; prices will remain the same for 2022
- Administrative
 - Cindy Hoogerheyde is now the account manager with TPAM for BRU1.
 - Two outstanding fence issues were resolved
 - one fence removed from HOA common area
 - legal justification obtained to allow fence to remain on common area
 - Two ACC meetings were held: October and December
 - Special meeting was held on March 17, 2021
 - Annual meeting was held on November 29, 2021
 - Heather Robinson resigned as President after serving 1 year term (thank you very much)
 - Phil Ross rejoined the Board and was elected President
 - Remainder of members volunteered to continue on the Board:
 - Leslie Fearington, Secretary
 - Dennis Golabek, Treasurer
 - Bill Stimmel
 - Jerry Sirgey

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- Financial
 - Status as of December 31, 2021:
 - The bank balance was \$18,883.35;
 - Included \$9,680.00 in 2022 assessments paid before the end of the year which is income for FY 2021;
 - This made \$9203.35 the effective amount in reserves which meets the Bylaws requirement of \$7,000-\$10,000
 - The assessment for 2022 was subsequently set at \$230 per lot to maintain the required level of reserves
 - The predicted reserves at the November 29 Annual meeting was estimated to be \$9,144.22; very good estimate at the time

Plans for 2022:

- Maintain covenants compliance.
- Maintain HOA common areas and monuments per contract.
- No further trees to be added to HOA common areas
- Change over accounting system from Quickbooks to TOPS management software

President, BRU1 HOA, Inc.

A handwritten signature in black ink, appearing to read "Phillip J. Ross". The signature is written in a cursive, flowing style with a large initial "P".