

Brandy Mill HOA
Board Meeting
August 23, 2023
Ken's House @ 7:22 pm - 9:08 pm

CALL TO ORDER: President, Kevin Tetrault

ROLL CALL: Kevin Tetrault, Susan Sammons, and Ken Gilbertie

APPROVAL OF THE MINUTES: Approval from July 19, 2023

GUEST: Ross Green

TOPIC ITEMS AS WRITTEN:

FINANCES

1. Financial Report Update
 - A. Balance as of 07/31/2023 - \$16,182.48 after transfer Checking now \$8,325.96
 - B. Vote to move \$7,000 back into savings
 - a. All in Favor - YES done. \$15,100.74 in savings new balance
 - C. Water bill went up to \$25.80. An increase of \$1.40 a month
 - D. \$150 dues received on Aug 3, 2023
 - E. 6 still owe. Sending out notices.
 - F. Creating a new budget next month for 2024.
 - G. Discussed raising dues to \$194 for the year. Has not been raised since 2017. 2017-2023. Equal to seven (7) years. Additional \$44 will add to assist to get to the 70% operational expenses in savings we are short by almost \$13,000.
 - a. This will take a few more years.
 - b. Due to the age of the neighborhood many maintenance projects in drainage easements are breaking down and need to be updated.
 - c. Projects cost money to keep our residents from flood damage. That is the ultimate goal.

COMMITTEES

1. **ARC-** research for Ross Green's pool approval. Located from 2019. Approval 8-6-19 by Roberta Wallace and Tim Wright
2. **Violations-** Violation letters
6 MAILED

NEW BUSINESS

1. Ken Gilbertie nominates Ross Green to re join the Board of Directors
Kevin seconded the motion.
2. Open Discussion at Annual Meeting only on relevant issues. Past issues are of the past.
3. Begin working on Meeting Agenda.
4. Trees in Common areas need to be trimmed.

Update **10/25/2023 Trees in common areas were trimmed by the county. Branch hanging over the street was cleared away.

CONTINUED BUSINESS

An HOA can raise dues according to South Carolina law and can raise yearly assessments without reason. *An HOA can typically raise dues as much as it needs to meet operating expenses. In some communities, the board will set limits on how much fees can increase. These limits are typically delineated in the community's Declaration of Covenants, Conditions, Restrictions, and Easements (CC&Rs).*

1. If a member has financial issues, advise to set up a payment plan dividing the amount into three equal or more payments depending on the financial need.
2. Raising Dues, violation fines, late notice fees. Money used for maintenance improvements, and landscaping projects.
3. Inquiring our attorney on the fee schedule.

FINISHED BUSINESS

1. Violations update -mailed and waiting for violator to correct their violations.
2. Foreclosure of 415 Highland Ridge. Received court documents put into the address file.

**Amended 10/25/2023

UNFINISHED BUSINESS

1. Attorney appointment - September 7, 2023.
2. Other issues are occurring at other drainage areas in the neighborhood. We need the current maps from StormWater Management to determine who is responsible.
(last month's discussion still on the table)
3. Management Company that has a hands off approach?
4. Landscaping contract needs to be adjusted. Speaking with Alpha Cutz on a lower monthly rate.

Meeting adjourned 9:08 pm

Your Fiduciary Responsibilities

No matter what your position every board member has a fiduciary duty to act in the best interest of the association as a whole. You must exercise sound business judgment, respect the confidentiality of board deliberations and decisions, and avoid real and perceived conflicts of interest. In short, you must execute your responsibilities in good faith, with good judgment, without conflict, and by always putting the association's interest above your own.