

Brandy Mill HOA
Board Meeting Agenda
January 19, 2022

Opening: President Kevin Tetrault open the meeting

*Robert's Rules of order applied as guidelines.

Topic Items: Agenda as written.

1. **December Minutes-** minutes presented, First Board of Directors meeting.
2. **2022 Budget Planning** – Discuss HOA budgeting for 2022. Break down necessary bills to show the exact amount for each homeowner's responsibility. Discuss ways to lower HOA Dues for each homeowner.
3. **Clarification on Board roles and responsibilities-** ex. Collect mail, answer emails, responsibility for C.O.A., A.R.C., Welcome Committee, Gathering Volunteers, phone calls and mail out notices to homeowners concerning violations. What do we do with old emails?
4. **Negotiate with Alpha Cutz** – new contract. Their proposal is \$750 to include front areas. Counter-proposal is \$700. Current contract is \$625.
5. **Understanding** on the ending year financial sheet submitted. December not including electric, water and lawn guy being paid up to date. How does this look to homeowners?
6. **Bills being paid. Has the attorney been paid? Invoice #38711 Angela Harrison**
7. COA letters- 2 sent to attorneys of homeowners who sold their home.
 - a. 443 Stone Mill Teresa Wallace
 - b. 425 Brandy Mill Blvd

Suggestions for next meeting agenda.

- Spring volunteer cleanup
- Reflection paint for front
- Front signs cleaning and painting.
- Condolences to homeowners who have passed away.

