

BruenBurg Homeowners' Association

MINUTES OF THE ANNUAL MEMBERSHIP MEETING PARKWAY BAPTIST CHURCH, CLINTON, MS November 1, 2010, 6:00 P.M.

Scott Hodges, President of the BruenBurg Homeowners' Association, called the annual meeting to order at 6:00 P.M. on November 1, 2010, at Parkway Baptist Church, Clinton, MS,

Introductions: Scott Hodges introduced the Board Members present: Mark Leggett, Teresa Wells, Linda Bograd, Jason Brookins, Burton Suedel and Tom Stafford. Management Staff: David L. Lane and Dona Penick.

Roll Call and Certification of Proxies: David Lane announced that there were 16 members present and 66 members by proxy, for a total of 82. Those present approved the certification of a quorum (requires 10% of members).

Proof of Notice of Meeting: David Lane: The Notice of the 2010 Annual Meeting was mailed on October 8, 2010, and was approved by those present.

Approved Minutes of 2009 Membership Meeting: Minutes attached to Agenda for all to review and motion made to approve.

Officers Comments and Reports:

- Burton Suedel reported on the landscaping improvements that have been made during the last year. Formerly we did piece-meal improvements to the common areas. We have now hired a landscape architect to suggest a broader approach. Burton noted that this is a multi-year plan. Large rocks have already been moved in the Rockbridge area to balance the landscape. The orange flags in common areas are for future plantings. We will modify some edges of raised beds. We have also trimmed some trees.
- Scott Hodges reported that our other big expense is the pool. We have a new pool maintenance company and we also had the pool redone last spring because of the large holes in the bottom of the pool and other problems. We have not had the issues with the pool this year as we did last year.
- Scott Hodges discussed issues with the diversion canal and debris cleaning. There has been some clearing of debris from the creek behind the pool. The City of Clinton has helped clean the box culverts. Scott Hodges is meeting with the City on November 2, 2010, about erosion/ditch maintenance which needs to be done twice a year. The City of Clinton says it is our responsibility. We need to budget annually for ditch maintenance. There was some discussion about the areas behind Cowles Creek.

Management Report:

- David Lane reminded everyone to remember our website (www.BruenBurg.org). The minutes for all our meetings and our monthly financial reports are posted on the website for all members to review.
- Ridgway Lane sends out blast emails to all homeowners.
- David stated that the Board members chair each committee, but he asked members to volunteer to help. He has a sign-up sheet on the table for anyone that wants to help with any of the various committees.
- David discussed the budget comparison as of December 31, 2009. He reviewed the balance sheet as of September 30, 2010. We are on a cash basis. Motion to accept financial report was made and passed.
- 2010 budget – We had budgeted for 309 lots in 2010, but we only have 298. We have had two foreclosures in BruenBurg this year. Delinquencies are higher than in previous years; we now have 13 homeowners that owe for assessments. There was a discussion of our operating budget.
- David Lane discussed our Reserve Fund which is set aside for any large repairs necessary. We may need to add one item to pay for more significant ditch maintenance and cleanup. He recommends that we keep after the City about upstream drainage areas. David will do another analysis of the Reserve Fund to ensure we are still on track. The Board of Directors will work with him on the Budget for 2011.

Old Business: David Lane asked for any Old Business; there was none.

New Business: David Lane asked if there was any New Business to bring before the members. A homeowner reported there is a faulty street light near the creek. Dona Penick reported that she had reported that one and one at Wellburn Circle to Entergy. Someone questioned the status of Cowles Creek flooding issue. The City has reported it would be a large and expensive project; they are looking for grant money. There was more discussion of the drainage question.

Nominating Committee Report: David Lane reported that we currently have seven members on the Board of Directors. All seven of the members have agreed to run again: Mark Leggett, Scott Hodges, Linda Bograd, Burton Suedel, Tom Stafford, Jason Brookins, and Teresa Wells. David stated that since this was a recommendation from the Nominating Committee, there was no need for a second. He asked if there were any nominations from the floor; there were none. There was a motion to close nominations and accept the slate by acclamation.

There was a question about the house that burned on Primrose. We understand the fire is being investigated. A homeowner asked about social events in the neighborhood. Scott Hodges reported we had the Night Out Against Crime in Brighton Park. We don't have any other socials planned. There was no other business to come before the membership.

David Lane adjourned the meeting.

Respectfully submitted:

Linda Bograd

Linda Bograd
Secretary