

Brynleigh Estates Homeowners Association Minutes

Meeting: Brynleigh Estates HOA Annual Meeting

Date: February 1, 2024, 7:00 PM – 8:00 PM

Location: Morningstar United Methodist Church

President: Debbie Meche

Secretary/Treasurer: Tom Fridy

In Attendance: Tracy Freeman, Vice President
Joey Yates
Pam Mosely Smith
James Stephens
Daniel & Sandy Hermany
Ashley Thompson
Kassandra Larson & Ben Morrison
Morningstar United Methodist Church
Other Attendees: Ellie Meche & Nancy Hodges

1. Treasurer Report by Tom Fridy

- 2023 Financial Report
- 2024 Budget
- Annual Dues Remain at \$135
 - i. Due 2/01/2024
 - ii. \$10 Late Fee if not paid by 3/01/2024
 - iii. 1 Household currently past due

2. ARC Report by Debbie Meche

- Reviewed Primary Violation for 2023 – Lawn Maintenance/Home Repairs/Storage of Personal Property (Covenant 2.01)
- Appreciation expressed to those who addressed violations and to those who continue to maintain the exterior of their home and lawn
- Violation Notices will continue in 2024
- Looking to have another spring cleanup day. Interest was expressed in looking to remove the other frontal bushes to expose the stonework.
- Daniel and Tom expressed an interest in doing a little more cleaning on the Brynleigh Circle lot owned by the City of Chelsea.
- Interest expressed by some Homeowners to share in the expense of renting power wash equipment to clean the siding of their homes.

3. Old Business

- Special thanks given to Tom Fridy for leading the Workday last spring. Other participants were Royce & Aidan Bradley, Ellie Meche, Nancy Hodges, Misty, Matt, & Jaden Pridmore.

- Special thanks to Tracy Freeman for getting the lights operating at the front entrance and picking up the mulch for the Work Day
- Holiday spirit was noticed and enjoyed this past season
- Additional Lighting will be added to the cul-de-sac on Brynleigh Drive as homes are completed. Other additions considered too costly at this time.
- Rental Covenant Vote – passed, however, there were a few comments from those that would like to see the language revised a bit. This will be revisited with the covenant review.
- Barking Animals – reminder to be mindful of your neighbors and the Chelsea Noise Ordinance. Joey & Debbie mentioned that our Highland neighbors have a couple of barking dogs. Others mentioned that there is barking coming from within our neighborhood as well.

4. New Business by Debbie Meche

- New Neighbor Update
 - i. No new neighbors since last annual meeting
 - ii. Lot sold in Jared's Addition – anticipated move in late 2024
 - iii. 3 lots remain to be sold in Jared's Addition
 - iv. Tracy shared that Mike Jared's intention for ridge development has changed
- HOA Owned Property
 - i. 100 Brynleigh Drive – discussion took place around whether the HOA wanted to continue to hold on to this lot or look to sell.
 1. General consensus was to hold and entertain offers
 2. Lot is not zoned to perk; no home can be built
 3. If so, no 'right of way' provision must be included
 4. Any improvements must be approved by ARC
 5. HOA pays approximately \$600 annually for RE taxes
- Covenant and By-laws
 - i. Board reviewed and will propose recommendations; most center around the removal of the Developer reference
 - ii. Recommendations will be posted and time given for review
 - iii. Special Meeting will be held to discuss amendment recommendations
 - iv. Voting will take place

5. Election of Officers

- President: Debbie Meche
- Vice President: Tracy Freeman
- Treasurer: Tom Fridy
- Secretary: Cassandra Larson

6. Committee Members

- ARC: James Stephens & Daniel Hermany
- Hospitality: Cassandra Larson
- Social Media: Cassandra Larson

7. Other Business

- Daniel and Sandy Hermany mentioned the Halloween activities that are centered around their home are open to all neighbors. Feel free to join in. Contact one of them with questions.