

BENWOOD HOMEOWNERS' ASSOCIATION, INC.
P.O. BOX 6010, CLEVELAND, TN 37320-6010
benwoodhoa@gmail.com

Feb 23, 2023

Call to Order: 6:13pm

Quorum: 4

BOD Members in Attendance: President Deb Drake, Secretary Rhonda Hazlett, Jenny Lawson, Jim Gillespie

Absent: Beverly Spires, Josh Edgeworth

Additional Attendee: Brian Brnik

Minutes: March 16,2022 (not read)

Review New Agenda

President Reports:

Financial: On behalf of Michael Phillips – Financial Manager

1. Most recent A/R Aging Summary (greater than 90 days = \$6,440) Total \$11,900
2. Updated budget from 2021-2022, presented at the Annual Meeting November 2022.
3. Most recent contact list of HOA members as of 01/24/2023, M. Phillips maintains list.
4. Phase II Pool Amendment passed 11/30/2022, packet is available for review.

ARC: Approved from April 2022 to Jan 2023, four storage buildings and one fence.

Old Business:

Landscaping: Saw where the Pampas grass was cut back.

Facebook: Not considered the official Face page for the Benwood HOA, and will continue to post reminders to that on FB. Jenny Lawson (as should Josh Edgeworth) is sending Deb and Rhonda any new applicants to FB, but will also have them sent to Emily Beaty so she can update the Gmail account with the emails. This way when official information needs to be communicated, it will go through the Benwood Gmail account.

New Business:

Website: Emily Beaty is the Webmaster but BOD could use another person interested in working with Emily to update the site and keep it up to date. J. Lawson will send new member's info to E. Beaty along with R. Hazlett and D. Drake. Asked if a phone number can be requested with the email and address. Sent Pool Amendment to E. Beaty to post.

Financial: Deb spoke with M. Phillips regarding itemized report of spending to be reviewed by the BOD before presenting to the HOA members. Keeping an eye on expenditures. Will look at inflation to determine how long the \$100 dues will be sufficient. Gillespie and Spires assigned as a team to research a fines schedule and a letter to send prior to fine. To be discussed at next BOD meeting in May.

Zell App: After researching the app, Deb reached out to Truist Bank (Amy), per her input, the Zell App is not secure and not recommended for HOA or other business payments. She stated the best alternatives are: Money Order, Cashier's Check, Auto Draft to the HOA Truist account, or counter check. J. Lawson said she would look into any

other app that might work, one that would put the service charge on the payee not the HOA.

Landscaping: Travis recommended the cherry trees be cut down and/or cut down and replaced. The bushes to the left of entrance need cut back. Will review this for cost and options. The electric lines need to be covered (will look into this as we need more information. Drake said she would contact Travis and walk property.

ARC: Chris Kolmetz requested to be on the ARC committee, BOD approved. He will join Don Kinnerson and R. Hazlett with future ARC requests.

Replacing Board Member: J. Edgeworth is rotating off the BOD, Tawnia Laconca nominated to BOD. Motioned: Drake 1*, Gillespie 2*. Passed

Volunteers: Committee Chair to seek/vet volunteers. Tawnia Laconca has volunteered to coordinate in these efforts, five meetings have been scheduled, process pending.

Yard Sale: April 28-29

Speeding: B. Brnik has requested permission to contact Sheriff's office to monitor speeding and possibly issue tickets. Motioned: Drake 1*, Gillespie 2*. Passed

Halloween: B. Brnik requested permission to contact Bradley County Road Department to review map of Benwood subdivision to remedy the congestion along several intersections by using cones and signs. More information was requested from Brnik as to cost, etc. He said he'd have more information at the May 11 BOD meeting.

Easter Egg Hunt: April 8, 2pm, 146 Benwood Trail, signs will be posted.

Adjourn: 7:45pm, Motioned: Drake 1*, Gillespie 2*. Passed