

Berry Farms POA Meeting Minutes

Date: October 27, 2021 7:00 PM

Location: Don Hawthorne's Home

Attendees (Board Members):

Frank Seddio	X	Tom Bousquet	X
Don Hawthorne	X	Jose Quinones	
Brandon Owens	X	Debbie Cave	X
Katie Hendrickson		Jim Donovan	X
Norma Brito	X		

Don and Laverne were gracious hosts by having drinks and brownies for our meeting. Thanks to both of you for being awesome!

Frank opened the meeting at 7:04pm

Minutes –

The Minutes from the previous Board meeting have already been approved and is available on the Berry Farms Website.

Treasurer's Report:

The Treasure's Report from the previous meeting has been approved and is available on the Berry Farms Website.

New & Old Business:

Norma gave an update on the Berry Farms Directory. There are only three homeowners that have stated they did not want to be listed in the directory and only one that did not want to be included on the "blast emails". It was decided that Katie (Board Secretary) be in charge of sending out any email blasts and that we keep email blasts to a minimum so that the homeowners will review it rather than just delete. Norma will be responsible for maintaining the directory in excel format on the Google drive and Katie will be in charge of keeping the group email updated for email blasts.

In discussing the Berry Farms Homeowners Email Blast, the Board created a list of the things most needed to be on the first Email Blast, and that it should go out by Friday October 29th. The list was Dining Out, landscaping at the front entrance, safety and speed through the neighborhood, annual dues, the annual meeting, welcome committee, the BF Facebook page, and the organization of Halloween coming up this weekend.

Norma gave us an update of the recent change to a new Board Insurance company and that the changeover went well. Debbie stated that the insurance payment is current.

Brandon said that it is time to replant fall colors at the front entrance. The change out will be done in the next couple of weeks. There was a lengthy discussion in regards to the front entrance (in front of and behind the wall) as well as the 6 stone landscaping areas, 3 on each side of the main entrance. Brandon stated that the City does not have plans on the books yet to widen Miller Road so we really should do something with these landscaping areas. However, in measuring where the areas are, they do fall within 1 ½ feet of the Miller Road right of way. The Board is not concerned with this 1 ½ feet and will look at how we can best utilize these 6 areas. Brandon will put together a proposal to do something with these 6 beds. Jim suggested we let the homeowners help in deciding what would be done with these 6 beds as well as behind the entrance wall. Norma recommended that the Board look into long range planning (maybe a sub committee) for all of the landscaping including trees, different perennial plants, etc. The goal is to make the entrance as appealing as possible. There was also some conversation about maybe getting some of the homeowners to privately help physically as well as monetarily to upgrade all of the areas at the front entrance. Debbie also reminded the Board that the annual contract for the landscaping color beds as well as mowing expires at the end of December and that new bids need to be secured.

Tom stated that the Architectural Board is doing just fine and is not having any issues with decisions relating to plans presented to them.

Debbie stated that she had some trouble with homeowners at the beginning of 2021 in collecting the dues after a previous dues increase from 2020. They did not like the \$8 increase. Because of this, and reviewing the new fee structure as defined by the Texas Real Estate Commission (TREC), the Board decided not to have an increase in our dues in January 2022 as the Board previously voted on at our last meeting. Tom made the motion to NOT have the dues increase and Don seconded the motion. All of the Board was in favor and no one opposed. The dues will stay at \$80 annually.

There was also discussion about the State of Texas regulatory changes which took effect September 2021 requiring a cap on certain HOA fees. Berry Farms HOA charges an Initiation Fee of \$80 but does not charge any other fees. The Board will be looking into exactly what a Subdivision Fee is and exactly what a Resale Certificate fee is, and how are they different from the Initiation Fee the Board is currently charging for a resale of a home within Berry Farms.

The Board is getting ready for the 2022 Annual POA Homeowners Meeting and has been tentatively set for March 20th. Frank will secure Miller Park Pavilion for this meeting as was in 2021. Norma and Katie will handle putting the meeting together along with the proxies and ballots for this election. There will be four vacant seats on the election as Frank, Jose, Norma,

and Brandon will be falling off the Board cycle. Frank announced that he would not be able to serve again, due to how demanding his business is. Norma also stated she would not be able to serve on the Board in 2022 for personal reasons. Brandon is interested in serving again. We agreed to announce on the email blast that the Board would have vacant seats in March 2022 if someone were interested.

The Berry Farms Welcoming Committee is back in full swing and will visit with the recent new homeowners. They have not been able to visit due to COVID. Norma and Katie will update the Membership Directory after their visits.

Jim stated that he needed to review the Berry Farms website to ensure all is updated and in correct format.

The Board agreed that we would have another Board meeting in January 2022 to prepare for the Annual Meeting coming up in March 2022.

This meeting was adjourned at 8:34pm.