

Blackberry Creek Board of Directors Quarterly Meeting

Call To Order: 7:06pm on January 25, 2018 at Pavilion on Rabbit Hill Road

-Board Members In attendance:

Matt Simonetti, Jeremie Weldin, Amanda Brobst, PJ Pratt, Alisha Butcher

-Minutes from 11/15/17 meeting - Approved

-Board Member Class- Board members that wish to can sign on to the CMG website and watch a presentation on being a board member (Leidy will get password)

-Review of violation policy clarifies as followed:

- 1st notation “0” is internal note
- “1st” warning letter
- “2nd” warning letter
- “3rd” letter includes \$25.00 fine,

Fines not paid within timeframe escalate to \$50.00 fine and left unpaid adds \$50.00 every 10 days. Administrative late fees and delinquent fees and interest will be added.

-Board decided each line item, not category, will hold the 12 month period of infraction

-Neighbor to neighbor complaints will be brought to the board to decide on before any action taken by CMG

-Violations can only be given on things seen from public view of the street

-Board tabling “yard art” policy for further discussion

-Board advises that HOA and CMG have no relationship with any renter. Renters must read through their leases and deal directly with their landlords.

-Leidy is obtaining local representative information for American Homes for Rent in effort to better communicate the condition problems of rental properties.

-Amanda, Alisha and PJ to meet and write a newsletter. It will be approved by all board members before being sent.

-Amanda to plan an Easter egg hunt this year, no request for HOA funds.

-2017 ended 4k in the positive

-Leidy to check the cost of metal vs. wooden signs. Need 8 signs expressing that ponds are off limits and not to be fished.

-Postage amendment update

8:16 Adjourn