

Barbour Manor Homeowners Association  
**1Q18 - Feb. 13, 2018 6pm**  
**Springdale Presbyterian Church**

**Present:** Sally Johnson, President; Joe Rich, Vice President; Bill Hellmueller, Treasurer; Dana M Martin, Secretary; Bill Shannon, KMS Property Management; and Bob Wilson.

**Minutes of Nov. 14, 2017** were read, accepted and will be posted on our website.

**Treasurers Report** - Bill H. gave a financials update: current net worth \$92,131; approximately \$26,300 in outstanding liens; projected spending \$31,266.

12 owners were late paying fee; 5 owe late fees which will be invoiced each month. After three notices they will be notified that the lien process will begin.

A review of the past 5 years spending indicates we are holding steady. Note that electric has increased by about \$120.

Action Landscape went up \$750 due to maintenance of the entrance, increase in wages and insurance and the cost of mulch. Board approved 2018 contract.

Bill proposed an independent review of expenditures. To be considered further.

**Update from KMS** - Bill Shannon reviewed unpaid accounts.

Reporting on sales activity one home sold in last 90 days for \$245k; 2 homes are pending; one is active.

Reminder that rentals are capped at 5%. We will discuss with our attorney and review possibly decreasing that cap further.

### **Old Business**

HOA Board Election Results - 51 ballots were submitted. The Board was re-elected with exception of Rick Johnson voted in as Member at Large.

Sound wall - Sally reports that SHIFT is the new criteria for DOT in considering construction. State Representative Ken Fleming stated he will continue to work for the sound wall. Plans are to have it included with construction of new ramp.

### **New Business**

BMHOA website - Bob Wilson discussed our website and the pros and cons of posting the directory. After discussion, the Board proposed and approved emailing our 2019 directory.

Meeting minutes - Dana proposed that minutes be emailed to and approved by the Board via email, so they can be posted to our website timelier. Approved.

Survey - Sally will send a survey to home owners later this year so the Board can receive feedback about events.

7:15pm meeting adjourned.

Respectfully submitted,

Dana M Martin  
Secretary, BMHOA