



## Annual Membership Meeting Minutes

**Date: October 17, 2017**  
**Call to Order at: 7:05 PM**

**Attendance:**

Board Member	Office	Present
Charla Masarik	President	x
Doug Rhea	Vice President	x
Deborah Cashen	Treasurer	x
Kim Smith	Secretary	x
Jim & Peggy Davis	Zone Delegates	x

**Quorum of Board Members Established: Yes**

Committee Chairs	Committee	Present
Hendrix Pruffer	Roofing, Fencing & Compliance	x
Linda Pool	Beautification	x
Charla Masarik	Events	x

**Quorum of Members Established: Yes**

15% of households in good standing were present i.e. all dues and assessments paid; determined by Treasurer as members arrived.

**Consent Agenda:**

- A. Adopt Agenda
- B. Approve Minutes – Attached to invitation; distributed and read by Secretary
- C. Motion to adopt the consent agenda was approved by show of ballots with no corrections noted.

Board members are serving as members of Bedford Estates Homeowners Association and not in their professional, executive or administrative capacity.

**President's Report:**

- Current Board Projects:
  - A revised Homeowners packet and directory will be distributed during the Spring dues campaign.
  - Launching a Bedford Estates Facebook page to enhance resident communications
  - Launching BEHA Juniors; opportunity for teens to earn volunteer hours
- Recommendation to raise annual dues from \$75 to \$100 with additional \$25 earmarked for the perimeter fence maintenance and replacement. Approved by member show of ballot.



### Annual Membership Meeting Minutes

- Requested that members review the By-laws that were distributed at check in, especially those that pertain to compliance with in-place Codes, Covenants and Restrictions.
- Presented the 2018-2020 slate of officers nominated by the Board of Directors for election.

There being no nominations from the floor, the following were approved by the membership by show of ballot:

President	Kim Smith
Vice President	Doug Rhea
Secretary	Carol Brooks
Zone Delegates	Jim and Peggy Davis

The office of Treasurer will come up for election at the 2018 Spring General Meeting

- Presented the homeowners who have volunteered to serve as the Roofing, Fencing & Compliance Committee:
- There being no nominations from the floor, the following were approved by the membership by show of ballot:

Hendrik Prufer - Chair  
Jim Vaught  
Mike Cashen  
Steve Sewell  
Terry Smith

It was requested by the President that the committee meet bi-monthly and all agreed.

#### **Treasurer's Report:**

- Reviewed Profit and Loss for period 01/01/17-10/16/17
- Total income to date \$12,250.00
- Expenses to date \$5,040.01; \$150.00 not yet posted
- Net income \$7,059.99
- Checking account balance \$23,995.32

There being no questions, corrections or additions from the floor, the report was approved by show of ballot.

- Presented a detailed proposed Budget for 2018. After clarifying the meaning of several line items, the budget was approved by show of ballot.
- In addition, Treasurer reported that 2017 dues campaign resulted in payments from 140 homes, or 70% of residents participating.

#### **Vice President's Report:**

- Stump grinding at Cheek Sparger and Welwyn Way and resolution of draining issues along Cheek Sparger have been deferred by the City of Bedford until 2018 due to lack of funding. Board will continue to pursue this with the City.



### Annual Membership Meeting Minutes

- Fence/Sprinkler committee will be working to repair and stain the Cummings perimeter fence. Estimate for labor and supplies is approximately \$3,780.00 and is covered in 2018 budget. No extensive repair is needed on Cheek Sparger fence at this time

#### **Zone Delegates Report:**

- Introduction of current zone delegates
- Emphasized crucial role they played in increasing dues participation

#### **Committee Reports:**

Roofing, Fencing & Compliance Committee – Hendrix Pruffer

- Now that the membership has approved the committee, they can begin to work on a process to address issues of non-compliance in the neighborhood.

Beautification Committee – Linda Pool

- Thanked committee members for dedication and hard work on Cummings Rd. flower beds
- Emphasized need for more members
- Yard of Month winners will receive \$25 gift certificates from Calloways and Marshall Grain
- Judging for Christmas lights will be on December 15<sup>th</sup>
- Goals for 2018 include installation of American flags at entrances and tentative ideas for additional flower beds at Cheek Sparger entrances.

Events Committee – Charla Masarik

- Reviewed 2017 events including Crawfish Boil, Neighborhood Block Party, National Night Out, and Yard of the Month Awards.
- Final event for this year is to be a Christmas Crawl with several homes participating. Each home will serve light refreshments, is BYOB and open to all residents. Expected date is December 8<sup>th</sup>.
- Encouraged members to join the Events committee

#### **New Business:**

- Possible creation of a listing of families with young children to help them connect for play dates, outings and the like
- Possible replacement of current Bedford Estates signage at entrances. Original bronze signage was stolen several years ago. Several members have expressed desire to have ours more compatible with surrounding neighborhoods.

No decisions made, but it was agreed that the Board would explore both ideas.

**Next Meeting Date: TBD**

**Adjourned: 8:30 PM**

**Submitted by:** Kim Smith, BEHA Secretary