

Berryville Glen
Homeowners Association Board Meeting
November 12, 2019

Meeting was called to order at 6:36pm.

Board Members in attendance: Debbie Koontz, Mark MacDougall, Benjamin Landas, and Mike Crawford ~ Joe Clotzman from Cambridge also attended

Old Business Reviewed/Updated:

As of September financial, community was still within budget with a surplus of \$13,000+/- . Equity money put into the community from original owners is now in an interest bearing account. A final budget for 2020 was not voted on. A final version was not presented, and there were not enough members present to vote.

Starting January 1, Cambridge will post the financials. They will also send the Board members the full financials including supporting schedules and A/R reports.

Joe is still sifting through files/paperwork forwarded from Associa.

Dead trees to be replaced with hardier Norway Spruce vs the Blue Spruce that Richmond American planted.

New Business:

Cambridge will be taking on the request for proposal for landscaping bids for the community's HOA areas. This is to be done at the beginning of the year (2020).

Cambridge is beginning to guide us on what a true management company can do for us. As we have found out, Associa totally dropped the ball on any assistance to the new non-Richmond American Board. Cambridge has a clear understanding of our area and of community needs. Calls to Cambridge are met with a team that supports and answers questions for Berryville Glen. Joe may not always be available, but if a member of the team cannot answer a specific question, Joe will normally respond within a day (if not on vacation). Questions and concerns can also be sent via email at info@cambridgeman.com .

Cambridge is working on our website. It is a work in process, but should be up and fully running during the 1st quarter of 2020. The Cambridge website where homeowners can make an HOA payment is up and running.

The new ARB Guidelines are in place. A copy will be on the Cambridge website. The forms was updated, eliminates the need for neighbor approval. Homeowners were reminded to keep in mind that in addition to our community's guidelines, the town zoning must also be followed.

Nominations and Election of Board members was completed. Mark MacDougall, Debbie Koontz/Shepherd will continue on the Board. Yvonne Rivera, Shari Adwers, and Phyllis Ruedinger were added to the Board. Positions for each will be decided at a meeting in the near future of the Board members.

Meeting was adjourned around 7:30pm.