Brawley Farms Homeowners Association

2019 Annual Meeting

Brawley Farms Homeowners Association

Welcomes You!

CALL TO ORDER

Introductions

➢ Brawley Farms Board of Directors
➢ Key Community Management

2018 Annual Meeting Minutes

2018 Summary

Reading by Alicia Thompson

Annual Meeting 2019

Agenda

- Call to Order
- 2018 Minutes
- Establish Quorum
- Election of Directors
- 2019 Challenges
- 2020 Budget
- Community Involvement
- HOA website
- Questions & Answers

Brawley Farms HOA
Who Are We?

- Approximately 407 lots

- Over 12 acres of accumulative common/natural areas

- Developments

  - Brawley Farms (Manchester Village)

  - Crossley Village

  - Bristol Farms

2018 Accomplishments

Maintenance/Improvements:

- Refrigerator at clubhouse replaced.
- Have new pool management
- Acquired Management Company (KEY)
- Many new homes cured violations
- Approved for Speed bumps on Brawley Lane and Timbertop
- Monument removed at cost to homeowner on Brawley Lane
- Irrigation removed at cost to homeowner on Brawley Lane

Community:

- New homeowners
- 3 New Communities will reside within our community
- Pool closed
- Addition of Lanier Village and Townhomes at Crossley (not in HOA)
- Other communities would like to network with us
- Partnership with YMCA for reduced membership fee
- YMCA DAY
- Annual Back-to-School Backpack Giveaway

Election Of Directors

5 Board Positions available

Jim Hamilton

Felicia Tucker

Alicia Thompson

Sam Frazier

Sherita Barnwell

Bylaws Revision

- We would like to reduce the number of required Board of Directors from five members to 3 members.

- Our CCRs once read as such and they were revised. We would like to make another revision to revert back to the original number due to lack of participation from community members.

2019 Challenges

- Accounts Receivable/Foreclosures
  - accounts in collections
  - $75,070 owed to Association
  - $41,000 is more than 2 years old
  - $33,785 is less than 2 years old
  - Homeowners will face foreclosure for non pay.
  - Violations/Hearings/Fines
- Pool-Maintenance
  - Pool will be fixed for the upcoming year. We do not have money in the budge for a tarp, but we are looking into ways to get a tarp for cover.
  - Unknowns after draining the pool for repair.
- Volunteers/Events
  - NO participation
  - We have missed several NMG opportunities
- Safety – Speeding in Neighborhood
- CCRs and ARC Committee: SIGN UP TODAY (Revision)
- Violations-Commercial Vehicles, Exterior of homes.
- Neighbor Hood Awareness/Watch
- Street parking/Speeding

Treasure Report & 2019 Budget

➢ We increased Annual Dues by 5% this year to $337.

➢ Due WILL INCREASE next year by 5% to $337.00.

➢ Please refer to the budget that you have received.

2020 Goals Improvements

- Account receivables
- Pool Improvements
- CCR's Updated per approvals from membership.
- Active participation Needed-Events
- Leadership training
- Grant for upgrades to clubhouse with homeowner participation

2020 Goals Improvements

- McCarron would like to utilize our pool and clubhouse for a fee.

- We would like to offer the same opportunity to the Townhomes at Crossely Village because they do not have amenities and possibly other communities.

- We need the additional funds for community improvements.

- We are allowing non-members to rent the clubhouse and allowing All Day rentals.

How can I be involved?

- Pay Association Dues
- Stay informed
- Volunteer (PLEASE SIGN UP TODAY)
  - Time
  - Services
  - Expertise
  - Goods/equipment
- Communicate/Provide feedback
  - Website
  - NextDoor
  - Email us
- Inform/encourage others
- Stay alert

Questions

HOA Communications

Brawley Farms HOA
(980) 216-2003
brawleyfarmshoa@gmail.com

Brawley Farms HOA website:
http://http://www.brawleyfarmshoa.com

NextDoor
https://brawleyfarms.nextdoor.com

Facebook:
https://www.facebook.com/Brawleyfarmshoa

Brawley Farms HOA

For your support and attendance!