

Berwick Board Meeting Minutes March 20, 2024

The board met at the Enclave clubhouse, meeting started at 6:07 pm. All the directors except Ms Martinez were present as she was not able to be reached via video call. Mr Schreiber and Mr Rowden were present on behalf of the management company.

The board reviewed new information on the reported annexation of some of the Berwick area by Garden City. The latest information was that the proposal had been withdrawn so any possibility of something happening was deemed to be at least 3-5 years away

Mr Rowden provided an update on pathway project set to begin in mid to late April. Phillips paving will restore the sides of the path to the original size, fill in approximately 6 low areas and seal the entire path. Mr Schreiber to let the communities know when the date is finalized for the start of the project.

The board discussed the need to continue the Special Assessment for 2025 due to the total cost of the project. The board approved the Special Assessment for 2025 in the amount of \$10.

Mr Schreiber provided a financial update concerning the collection of the dues. There are currently 76 Southbridge owners who haven't paid yet this year, plus another 39 who owe for multiple years. There are 3 lawsuits in the works by Alliance CAS for those who were turned over in 2019 who had multiple year balances. Reminders were sent to everyone about paying and the possibility of liens/lawsuits for those owing multiple years. In addition, the Enclave requested and was approved to make a payment at the beginning of April and May due to change over in management and some issues with prior management and their funds. Dir Kovach asked Mr Schreiber to check into factoring the Southbridge receivables and find out if it was possible to 'hit' the credit reports for those SB residents that don't pay their assessments.

The board set the meeting for the Annual Meeting for July 10, location TBD. At that time there will also be a Board of Directors Election for 3 positions. Directors Kovach and Cline's terms are up for reelection for 3 yr terms.

Mr Schreiber informed the board that the attorney had sent the owners of Tract K a letter reminding them to form a sub association as required by the title documents. It was noted that Tract K had sold again, so Mr Schreiber to have that letter sent to the new owners as well.

The meeting was adjourned at 7:04.

Submitted by Mark Schreiber, Apr 12, 2024