

## **Annual Bramblewood Homeowners Meeting**

**November 13, 2023**

Meeting was called to order at 6:40 p.m. at the St. John Public Library. 13 homeowners and 3 board members in attendance.

**Introduction of board members:** Ron Johnson/President, Elizabeth Danielson/Vice President and George Lamafalusi /Treasurer

**Review of 2023** - East entrance improvements with updated lighting. West entrance was also upgraded to LED lighting and outlets were added. Signs pressure washed and new plants added. Volunteer homeowners trimmed trees in September.

**Projects for 2024** - looking at improvements to the West entrance (pavers fixed and straightened). East entrance may need a dead tree removed; HOA will monitor.

**Financials** - \$200 dues (\$50 increase) in 2023. Extra funds used for improvements and to cover the next year's early expenses. Carry over \$11,500 for 2024. Approx. \$5,000 outstanding from pond owners for maintenance in 2023 to be collected. East entrance improvement expense approx. \$9,200.

**Street Repaving** - been asking town for 2 years to have streets repaved. Bramblewood was bumped for 2023 by the town. Still trying to get on the list for next year. Asking homeowners to please call and email the town.

**93rd Trees** - have asked St. John town public works to trim the trees. Bramblewood is on the list but no planned date.

**Landscaping** - will continue to use A&K. Requested quote for next year. Forever Green will continue fertilizer and irrigation for 2024.

**State Farm** - \$2 million policy with liability. Small policy premium increase in 2023.

**Pond Contractor** - will continue with Water's Edge.

**Website** - [www.bramblewoodstjohn.com](http://www.bramblewoodstjohn.com) provides updated information regarding financials and subdivision news. Minutes and financials posted regularly. April Janota maintains our website and Facebook page.

**BACC** - committee that oversees covenants and applications for home improvements. There have been current problems that homeowners did not get the required permits prior to making improvements to properties. Any property improvements made need to be approved by the BACC and the homeowners are required to ensure that all appropriate permits are requested from the Town of St. John.

**Trees** - 4 homeowners contracted to replace trees; 3 have completed and 1 in process.

**Plants and Flowers** - Leslie Poplan designs and provides plants, flowers, and decorations on the east entrance with the change of seasons.

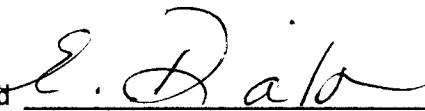
**Leaf pick-up** - thru 12/15/23. Branch pick up completed for 2023.

**There are board positions open** – if you are interested in becoming a board member, please email the board. Tom Cerwinski has volunteered to join the 2024 board.

**Open Discussion & Q&A -**

Bike path to The Preserve - no news since last year. S Curve home is unincorporated Dyer and sidewalk not possible to add along 93rd.

The meeting was adjourned at 7:30 p.m.

Signed 

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