

## Brighton Green Annual Meeting February 13, 2016

Meeting was called to order at 9:05am pm by David Crighton.

*Board Members Present:* Dave Jeter, Dave Crighton, Karen Hufford, Jacqui O'Keefe, Katie Woods, Gina McKenney, Cindy Campbell, Karen Zimmer.

The nominated Board members introduced themselves:

David Crighton – President elect. Previously served on board as Building Rep, Secretary, Communications and Membership. Wife and 13 year child moved here in 2011. Wants to focus on engaging the residents as a community and encourage investment in Brighton Green.

David Jeter – Building Rep. Needs assistance with building maintenance, and doesn't foresee big needs this year (like a new roof in years past). We have noticed some exterior deterioration and we want to put curtains up in the windows. We want this facility to look like a nice place to hold functions. Money is welcome, time is just as important.

Karen Hufford – Treasurer elect and prior Swim Team Rep. Husband a four swim team kids! Noted that we need to push for Maintenance (General) memberships. We need people to join the community at large.

Gina McKenney – Webmaster, maintains the Brighton Green webpage. Crestwood Elementary Librarian. Husband and two daughters who were swim team members. Needs help in taking pictures of events and the local community to post on website.

Karen Zimmer – Swim Team rep. Husband and three swim team kids. If you have children, 3-18, come on down and have some fun.

Katie Wood – Grounds Rep elect. Husband and 4 kids. We need people to help with the grounds maintenance. In March/April we'll have 2 weekends of clean up, pruning, leaf clean up and getting weeds out of beds before planting. May will be planting and mulching. We need money and time. If you would like to donate \$10 to Brighton Green earmarked grounds, we will put the money to mulch, flowers and fence fixes. A lot needs to be done and it's important for our face to look good. Kids can help. Volunteer service hours will be given.

Cindy Campbell– Membership Rep elect. Husband grew up in BG and was both on the swim team and coached it. Three children on the swim team. We have new levels of membership and membership additions this year. Send her questions on membership. Brighton Green has a great sense of community.

Jacqui O'Keefe – Secretary elect. Husband and grown children. Takes meeting minutes, notifications to community.

Dave Hufford – Pool rep elect and has held the position in the past. Wife is Karen. Would like to work on a few smaller projects this year. The system backwash needs to be corrected and James Springer needs some assistance with this. Need to repair the pool shed stairs, the stairs leading to the pump house roof, pool robots, and lifeguard stands.

Vacant – Community Life rep. This position coordinates community events and volunteers. Lavinia, former representative, is happy to support if someone else would volunteer to serve in this role.

Motion from floor to approve Board Elect, seconded. Board approved – unanimous.

From the floor, Courtney Bassett volunteered to serve as Community Life rep. Motion to accept, and seconded. Community Life rep unanimously approved. Thank you Courtney!

Vacant – Community Relations. We could also use some community relations expertise – someone to talk to the County, Fairfield Inn, etc.

CALL TO ACTION: Pick 5 houses on your street and talk to your neighbors. 20 years ago everyone wanted to be a part of Brighton Green. There was a wait list. We can have that again. We have seen an influx of younger families moving into the neighborhood. We can create a strong community again. It affects not just us, but our property values. If this pool closes, our property values will plummet and there is no reason for that.

The President's Presentation (on the website) provided an overview of membership levels over time as well as net income levels. 180 are the most memberships Brighton Green has had in the last five years (don't have prior records) and yet we have over 600 houses in this neighborhood. Just getting the Maintenance memberships up would help improve our finances and property. Brighton Green is not an HOA, however with a recommended minimum Annual Maintenance membership; each house contributes to maintain the value of our properties. This money goes to keeping up the common grounds and areas that face the general public. Ideally, we need 600 families to give at least \$65 a year, every year to allow us to save for the big expenditures coming in a few years like resurfacing the pool, replacing decking, repairing the parking lot, etc.

Since 2002, net income levels have fluctuated wildly. In 2014 and 2015 we took a hit, and the 2008 recession has probably contributed. Our accounts are depleted because we replaced the roof, the ceiling and pool cover. The insurance premium was raised due to lapse in coverage. We also experienced some unexpected bank charges due to funds and bill mismanagement. We are shopping for insurance now, and do expect insurance to go down again. Moving forward, we would prefer to keep the income steady to allow us to plan for the future.

If we can meet the goal of \$65 from 350 houses, we will finish the year \$19,000 in the black. If we don't, we'll end \$2,000 in the red. This is why we will be invoicing houses for the general maintenance dues. We don't want this to be considered a one-time fundraiser – this is as an annual Maintenance responsibility, and is the minimum recommended.

To meet the goal we are increasing communication, including this meeting and the flyers distributed. If you didn't receive a flyer, contact [bgcanewsletter@yahoo.com](mailto:bgcanewsletter@yahoo.com)

Motion from floor to approve the proposed Budget, seconded. Budget approved – unanimous.

While we need this money to maintain the value of the neighborhood, we also need volunteers.

From the floor, Ali Foley-Shenk volunteered to update the signage at the entrance to BG on Midlothian and the Community Center parking lot. She will work with Lavinia to negotiate trade off of duties.

A meeting attendee suggested putting signs in everyone's yard – "I'm a member of Brighton Green, are you?" Someone else suggested putting a thermometer in the parking lot to measure the homes that have contributed, so everyone could see.

David Jeter volunteered to work on the thermometer sign.

Karen Zimmer will follow up with her contact on graphic design.

Gina McKinney has a contact in the sign business.

Mario Gonzalez suggested that volunteers go door to door, 30 people to just 20 houses, could see significant return. Many need the face to face contact to feel engaged.

From the floor, Rebecca Anderson volunteered to serve as the Membership Drive Volunteer Coordinator, and would stay late after the meeting to take names.

Attendees were reminded of current communication channels including [Facebook](#), the [Brighton Green website](#) and [Yahoo Group](#) [insert links]. From the floor, attendees were reminded that not all residents are on the internet, so make them a priority for personal communication of community needs.

Steve Law, Consultant to the Board, recommended using Next Door, an app for your phone. If you select Brighton Green, you can connect with all neighbors.

All attendees were reminded of volunteer and monetary needs, to sign up for communication channels at a minimum. Meeting adjourned at 9:55am.

Jacqueline O'Keefe  
BGCA Secretary