

# BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting November 2, 2009 Meeting Minutes

### 1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Ken Belsley at 7:02 p.m. Timely meeting notice occurred as signs were placed Friday evening, October 30, 2009. Directors Stan Zemaitatis, Chris Andrews, Lisa Prather, Dan Lasher and Elizabeth Hinkle also attended. It was determined that a quorum was established. McNeil Management was also present.

### 2. Reading of Unapproved Minutes

The Board will review prior meeting minutes at a later date.

### 3. Agenda Items

**Introduction:** McNeil Management was introduced as the new management company. Doug Pinner responded to a few board and homeowner questions regarding policies and procedures.

**Budget:** A proposed budget was distributed to the board members and an initial review was performed. The 2010 budget will be discussed and voted upon at the November 16, 2009, board meeting. Board discussed possible amenity improvements to include chairs, tables, umbrellas, plastic palms and picnic tables. A new pool filter will be needed soon at an expense of \$25,000.00. Pool filter screens will last 2 years with good maintenance and 1 year without maintenance. Discussion to install an additional meter outside the gate to supply the pool separate without water/sewer charges.

**Foreclosures:** The attorney has requested for authorization to foreclosure on an Erin Brooke property.

**On Motion:** Duly made Stan Zemaitatis, seconded by Elizabeth Hinkle and carried unanimously.

**Resolve:** To approve and sign the authorization to foreclosure.

**Appoint Secretary:** Discussion to appoint Lisa Prather to secretary.

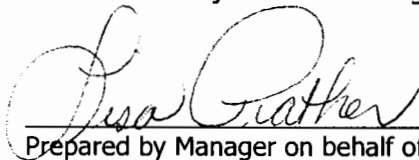
**On Motion:** Duly made Ken Belsley, seconded by Stan Zemaitatis and carried unanimously.

**Resolve:** To appoint Lisa Prather as board secretary.

### 4. Adjournment

**On Motion:** Duly made by Stan Zemaitatis, seconded by Chris Andrews and carried unanimously.

**Resolve:** To adjourn the meeting at 8:00 PM.



Prepared by Manager on behalf of Secretary