

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting March 15, 2010 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Chris Andrews at 7:09 p.m. It was confirmed that the meeting notice was posted at least forty eight (48) hours in advance. Directors Stan Zemaitaitis, Ken Belsley and Dan Lasher were also present. It was determined that a quorum was established. Doug Pinner from McNeil Management also attended.

2. Reading of Unapproved Minutes

The Manager read the prior Board Meeting minutes from February 15, 2010. October 2009 meeting minutes were not yet available from prior Secretary Elizabeth Hinkle, but will be reviewed at a later meeting when available.

On Motion: Duly made by Dan Lasher, seconded by Stan Zemaitaitis and carried unanimously.

Resolve: To approve the meeting minutes as read.

3. Agenda Items

Financial & Management Reports: Manager presented the financial and management reports and responded to questions from the board members.

On Motion: Duly made by Stan Zemaitaitis, seconded by Dan Lasher and carried unanimously.

Resolve: To accept the financials as presented.

Perimeter Fence: Chris Andrews presented his recommendations to establish a monthly budget for ongoing fence repairs. The Board established a Fence Committee to be chaired by Chris Andrews. Committee was asked to perform research and be prepared to present something helpful at April 2010 meeting.

On-Site Personnel Job Description: Chris Andrews indicated he is re-grouping with the Personnel Committee and intends to have recommendations to present to the Board at April 2010 meeting.

Community Flyer: Chris Andrews is finalizing the community flyer and will email an updated copy to Manager for distribution to all owners.

Reimburse Vehicle Repair: Onsite employee's personal vehicle suffered damage to portions of the rear interior area due to repeated transportation of corrosive pool chemicals in prior years. The Board reviewed evidence presented by employee including photos and repair estimates.

On Motion: Duly made by Stan Zemaitaitis, seconded by Dan Lasher and carried unanimously.

Resolve: To reimburse onsite personnel in the amount of \$475 for repairs related to the transportation of corrosive chemicals, providing that said personnel releases the Association from any further liability related to this issue.

Board Member Recognition: Chris Andrews formally recognized Ken Belsley for all of his accomplishments during his tenure as Board President.

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4. Open Session for Comments:

The Board and Manager responded to general questions from owners in attendance.

5. Adjournment

On Motion: Duly made Dan Lasher, seconded by Stan Zemaitaitis and carried unanimously.

Resolve: To adjourn the meeting at 8:17 PM.

Prepared by Manager on behalf of Secretary