

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting April 19, 2010 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Chris Andrews at 7:03 p.m. It was confirmed that the meeting notice was posted at least forty eight (48) hours in advance. Directors Stan Zemaitaitis, Ken Belsley, Lisa Prather, Elizabeth Hinkle, Terrence Russell 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 March 15, 2010. October 2009 meeting minutes were not yet available from prior Secretary Elizabeth Hinkle, but will be reviewed at a later meeting if/when available.

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

Perimeter Fence: Chris Andrews provided an update regarding the Fence Committee's progress. They are collecting information regarding pricing, materials, options, etc. They have met with vendors who will be providing proposals for board review.

On-Site Personnel Job Description: Chris Andrews indicated he is still working with the Personnel Committee and hopes to have recommendations to present to the Board at May 2010 meeting.

Payment Plans: The board discussed the possibility of pre-authorized payment plans for delinquent owners which manager could implement as needed.

On Motion: Duly made by Dan Lasher, seconded by Elizabeth Hinkle and carried 6 in favor and 1 (Ken Belsley) against.

Resolve: To pre-authorize manager to arrange payment plans for delinquent owners providing that the past due balance is paid in full prior to the next collection cycle due date and provided that owners may only have one (1) payment plan arrangement per calendar year but not in back-to-back payment cycles.

Neighborhood Entry Signage: Paul Knauer will head a committee to review the entry signs throughout the neighborhoods and make recommendations for repair/replacement as needed.

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Officer Resignation: Lisa Prather resigned from the positions of Secretary/Treasurer. The Board discussed the positions and which board member would fill each officer position.

On Motion: Duly made by Elizabeth Hinkle, seconded by Dan Lasher and carried unanimously.

Resolve: To approve board member positions as follows:

Chris Andrews – President
Elizabeth Hinkle – Secretary
Dan Lasher – Vice President/Treasurer
Ken Belsley – Director
Lisa Prather – Director
Stan Zemaitaitis – Director

Soccer Field: The board discussed potential issue regarding the use of the soccer field. HOA is concerned regarding trash/debris, parking, usage by non-members, etc. HOA is considering adding appropriate signage to soccer field area(s). Chris Andrews will be working with Miguel regarding the required signage to recognize Hillsborough County for the grant money which provided the soccer equipment. The Board discussed the possibility of establishing a reservation procedure for use of the soccer field/equipment. Board and/or Miguel will develop reservation procedures based on current procedures for amenity area. Once procedure is established, signs can be ordered to display at field.

On Motion: Duly made by Terrence Russell, seconded by Stan Zemaitaitis and carried 5 in favor and 2 (Ken Belsley and Dan Lasher) against.

Resolve: To establish a rule that the use of the soccer field is by reservation only.

4. Open Session for Comments:

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

5. Adjournment

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

Resolve: To adjourn the meeting at 8:30 PM.

Prepared by Manager on behalf of Secretary