

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting June 20, 2011 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 7:18 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Chaplain Celerin, Paul Knauer and Terrence Russell were also present. It was determined that a quorum was established. Directors Adam Bilbao and Robert Hilbert arrived later. Doug Pinner from McNeil Management also attended.

2. Reading of Unapproved Minutes

The Board reviewed the prior meeting minutes as prepared by Manager.

On Motion: Duly made by Chaplain Celerin, seconded by Paul Knauer and carried unanimously.

Resolve: To waive reading of the prior meeting minutes and approve them as presented.

3. Agenda Items

Garage Sale: Tom Leavitt indicated that the community garage sale had good participation and was a success.

Landscape Committee: Terrence Russell indicated that they are pushing forward on the sod project as the budget will allow and responded to questions from board members.

Common Area Trees: The Board reviewed a homeowner request concerning tree limbs from a common area tree which are protruding over the homeowner's property line. The board reviewed the tree in question and discussed what, if any, responsibility the HOA has regarding trimming of trees in common areas such as this. The Board will review the county regulations regarding trees and discuss the matter again at a future meeting.

Architectural Committee: Tom Leavitt provided brief summary of recent ACC activity.

Social Committee: Patty Viruet reported that the first movie night at the amenity center was a success. The projector was donated, over 20 people attended, popcorn was served and everyone had a good time. There is a BBQ planned on 8/13/11, tickets are available at the pool office. On 7/11/11, the Board of Directors will be hosting a "Meet & Greet" at the amenity center. Hot dogs and hamburgers will be served. The HCSO representative will attend.

Perimeter Fence: Adam Bilbao indicated that the replacement of broken boards continues and repainting phase will come soon. Adam will have fence vendors meet the Board and Miguel onsite to confirm all requirements. All vendors will get same fence specs, proposals will be provided in sections by road in the event replacement will be staggered, will also have vendors include repair/repaint of columns as needed to ensure that fence project is complete.

Soccer Field: Tom Leavitt working to complete pool/soccer rules document, will email for posting when complete. Paul Knauer provided suggestions for look and location of new signs.

Amenity Privileges: Zoe Flaks father petitioned the Board to request the reinstatement of her amenity and pool privileges with the understanding that no further misbehavior is to be tolerated.

On Motion: Duly made by Paul Knauer, seconded by Adam Bilbao and carried unanimously.

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Resolve: To accept Mr. Flaks proposal to reinstate Zoe's pool and amenity access with the stipulation that the Association will immediately and permanently revoke Zoe's amenity pass should any further misbehavior occur on her part. Further, that this reinstatement is contingent upon input by and the agreement of the onsite staff.

Security System Upgrades: Board is considering some upgrades to the existing security camera system. They would like to extend the system to provide coverage for other portions of the property. Options will be discussed more fully at upcoming meeting.

Golf Cart Disposal: A suggestion was made to sell the old golf cart to an interested party.

On Motion: Duly made by Adam Bilbao, seconded by Chaplain Celerin and carried unanimously.

Resolve: To sell the old golf cart to any interested party.

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

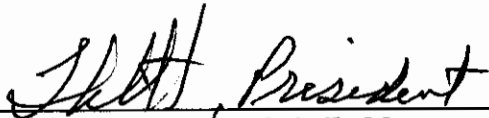
4. Open Session for Comments

The Board and Manager fielded general questions and comments from homeowners in attendance.

5. Adjournment

On Motion: Duly made by Terrence Russell, seconded by Adam Bilbao and carried unanimously.

Resolve: To adjourn the meeting at 9:15 PM.



Prepared by Manager on behalf of Secretary