

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting June 18, 2013 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 8:00 p.m., following completion of the crime prevention seminar. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Adam Bilbao, Steve Calkins, Chaplain Celerin and Rick Vogt were also present. It was determined that a quorum was established. Doug Pinner from McNeil Management also attended.

2. Approval of Minutes

The Board reviewed the May 2013 meeting minutes as prepared by Manager.

On Motion: Duly made by Steve Calkins, seconded by Adam Bilbao and carried unanimously.

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

3. Committee Reports

Staff: Tom indicates that procedure manual/binder has been updated with additional details. Board will continue to work with staff to document procedures.

Landscaping: Tom surveyed property with Golden Sun to provide them with list of items to complete before leaving.

4. Financial Business

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

5. Business Operations

Fence: Project is going great and at a good pace. The fence contractor is continuing down the west side of Tuscanny next.

Playground: Adam contacted vendor regarding minor erosion around poles. Per vendor, installer may not have compacted the soil and/or concrete enough around poles, vendor working to correct.

Landscape Contract: The Board discussed the landscape maintenance provided. Golden Sun will conclude their services by June 25, 2013.

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

Resolve: To accept the bid from Austin Outdoor for landscape maintenance as of July 1, 2013.

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Electrical Work: The Board discussed the proposal from Brandon Electric for directional boring, conduit, etc. for cabling/power at amenity center.

On Motion: Duly made by Rick Vogt, seconded by Steve Calkins and carried unanimously.

Resolve: To accept the bid from Brandon Electric for the needed work.

Amenity Usage: Board discussed limits on use of amenity facilities and areas.

On Motion: Duly made by Rick Vogt, seconded by Steve Calkins and carried by a vote of four (4) in favor and one (1) against.

Resolve: To limit use of the amenities to members and/or member sponsored non-business entities only.

Assigned Pool Cards: Board discussed limits on number of pool cards allowed/assigned per unit.

On Motion: Duly made by Adam Bilbao, seconded by Chaplain Celerin and defeated by a vote of two (2) in favor and three (3) against.

Defeated: To allow up to three (3) amenity cards per unit at unit owner cost of \$20/card.

On Motion: Duly made by Adam Bilbao, seconded by Chaplain Celerin and carried by a vote of three (3) in favor and two (2) against.

Resolve: To allow up to two (2) amenity cards per unit at unit owner cost of \$20/card.

Movie Nights: The Board discussed starting up the Friday night movie nights again during the summer. Adam agreed to coordinate the movie nights, but new equipment will be needed to display the movies.

On Motion: Duly made by Adam Bilbao, seconded by Rick Vogt and carried unanimously.

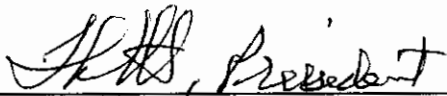
Resolve: To approve expenditure of up to \$3,000 for movie projector, screen, sound equipment, and accessories as needed for movie night.

6. Open Session for Comments – Board responded to questions from owners in attendance.

7. Adjournment

On Motion: Duly made by Steve Calkins, seconded by Adam Bilbao and carried unanimously.

Resolve: To adjourn the meeting at 9:35 p.m.



Prepared by Manager on behalf of Secretary