

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 18, 2014 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 7:05 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Steve Calkins, Gerri Clifton and Rick Vogt were also present. It was determined that a quorum was established. Chaplain Celerin arrived late. Doug Pinner from McNeil Management also attended.

2. Approval of Minutes

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

On Motion: Duly made by Gerri Clifton, second by Steve Calkins and carried unanimously.
Resolve: To waive reading of the prior meeting minutes and approve them as presented.

3. Committee Reports

Social: Gerri is working with Kelly to arrange committee meeting to begin discussing event ideas.

4. Financial Business

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

On Motion: Duly made by Rick Vogt, second by Steve Calkins and carried unanimously.
Resolve: To increase the number of legal enforcement actions that manager is authorized to pursue via the attorney at any one time to a total of fifteen (15) matters.

5. Business Operations

March Board Meeting: Board members discussed holding a brief board meeting following the annual meeting on Monday, March 17th, 2014 in place of the routine monthly meeting that would have normally been held on the following night.

On Motion: Duly made by Chaplain Celerin, second by Gerri Clifton and carried unanimously.
Resolve: To conduct the March 2014 board meeting as brief meeting following the annual meeting on March 17, 2014.

Air Conditioner at Pool Office: Board discussed the need to replace the A/C unit in the pool office.

On Motion: Duly made by Rick Vogt, second by Steve Calkins and carried unanimously.
Resolve: To proceed with installation of a new air conditioning unit installed for the pool office.

Newsletter: Rick is working on the spring 2014 newsletter and would like to have all articles submitted by end of the month.

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Stonework at Sign Monuments: The Board discussed the stonework enhancements for the signage monuments at the amenity center.

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

Resolve: To proceed with proposed stonework and signage enhancements at the amenity center.

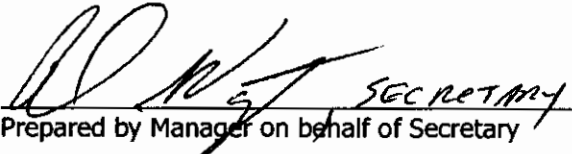
Roof: Roof repairs at amenity center are underway. The repairs should take care of current, minor issues and should delay roof replacement by another 3+ years.

6. **Open Session for Comments** – None.

7. **Adjournment**

On Motion: Duly made by Chaplain Celerin, second by Gerri Clifton and carried unanimously.

Resolve: To adjourn the meeting at 8:50 p.m.


Prepared by Manager on behalf of Secretary