

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting August 19, 2014 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 7:07 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Steve Calkins, Gerri Clifton, Chaplain Celerin and Rick Vogt were also present. It was determined that a quorum was established. Doug Pinner from McNeil Management also attended. Adam Bilbao arrived after the meeting had been called to order.

2. Approval of Minutes

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

On Motion: Duly made by Gerri Clifton, second by Rick Vogt and carried unanimously.

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

3. Committee Reports

Staff: Onsite staff are having a few challenges with guests at the pool. Several parents have left small children there without supervision. Some guests have arrived without their member/sponsor present. Pool access cards are being temporarily disabled in response to rule violations. Members must contact Tom Leavitt to have their pool access reinstated.

4. Financial Business

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

5. Business Operations

Pool / Restroom Renovations: The Board reviewed the bids supplied by the participating vendors. At the request of the Board, SAKS Construction attended the meeting to respond to specific questions regarding their proposal and the work to be accomplished.

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

Resolve: To accept proposal from SAKS Construction for full pool and restroom renovation totaling approximately \$172k plus the optional splash pad proposal at approximately \$66k, pending review of final renderings and specifics regarding placement of the splash pad.

Radar Signs/County Process: Tom provided an update from meeting with county. Board will determine preferred placement of traffic and speed testing devices and send info to county.

Security System: Rick has continued his attempts to work with AAS. Rick has also reached out to Dynamark for their recommendations. The current system and other electronics within the pool office suffered electrical surge damage due to a nearby lightning strike. Rick is working with Datacorps to replace computer and network devices as needed.

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Landscaping: Board members shared concerns regarding routine landscape maintenance services. Manager will setup a meeting between Austin Outdoor branch manager Chris Wallen and Board to discuss expectations going forward.

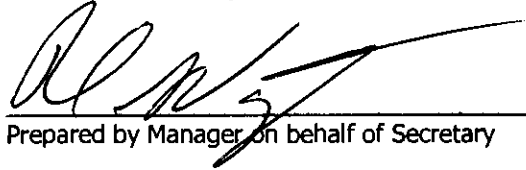
Outdoor Grill Area: Board asked Manager to follow up with APark regarding status on sun shade.

6. Open Session for Comments – Board and Manager responded to questions from attendees.

7. Adjournment

On Motion: Duly made by Steve Calkins, second by Gerri Clifton and carried unanimously.

Resolve: To adjourn the meeting at 9:40 p.m.



Prepared by Manager on behalf of Secretary