

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting May 18, 2015 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 7:20 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Gerri Clifton, Chaplain Celerin and Rick Vogt were also present. It was determined that a quorum was established. Adam Bilbao arrived later, after the meeting was already in progress. Doug Pinner from McNeil Management was also in attendance.

2. Approval of Minutes

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

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

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

3. Committee Reports – Committee reports were withheld to provide time for Austin Outdoor (AO) to present a landscape and irrigation report.

Landscaping: Chris, Dana and David from AO provided updates on landscape maintenance, progress with irrigation repairs, etc. They responded to questions from the Board, Manager and homeowners in attendance. The Manager presented a draft irrigation service request form for consideration. The new form was accepted and will be used going forward to accurately report any/all detected irrigation issues to AO for resolution.

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

Fence Guidelines: Board reviewed and discussed proposed fencing guidelines. Board will make needed changes and submit final draft to Manager. Manager will send final draft to attorney for review and/or feedback.

Pool Renovations: Tom indicated that splash pad permit is still being held up by county.

Cypress Forest: Tom has arranged to meet onsite with state arborist to evaluate condition of cypress trees and make recommendations.

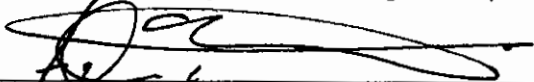
Summer Pool Hours: Starting June 7, 2015, pool hours for M-F will be from 9am to 10pm.

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

7. Adjournment

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

Resolve: To adjourn the meeting at 9:23 p.m.



Prepared by Manager on behalf of Secretary