

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting September 21, 2015 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 7:04 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Gerri Clifton and Rick Vogt were also present. It was determined that a quorum was established. 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 Rick Vogt, second by Gerri Clifton and carried unanimously.

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

3. Committee Reports

Landscaping: Austin Outdoor representatives Chad Raymond and Dana Bryant shared information regarding recent landscaping upgrades and irrigation conversions. They also provided renderings for proposed landscape upgrades at Clarion and Avalon entries. Board will review the proposals and renderings to decide whether or not to move forward with the upgrades. Chad and Dana also responded to questions from the board members and homeowners in attendance.

Social: The Board discussed arrangements for the community wide garage sale and the annual holiday party. The garage sale will be conducted on Saturday, November 7, 2015 and the holiday party will be held on Saturday, December 12, 2015 at a time to be determined. Friday night movie nights have been well received by homeowners and will continue through the end of the year.

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 Renovations: Tom indicated that they are hoping to have the splash pad completed very soon.

Security: Rick is reaching out to alternate vendors to provide input regarding the security system. There are still some minor issues with 1-2 cameras that he would like to have corrected, but is struggling to have the issues resolved in a timely manner via the current preferred vendor.

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Smoking Area: Board discussed homeowner feedback and comments regarding the temporary relocation of the smoking area to the small, north pavilion inside the amenity center. Several of the homeowners in attendance shared their comments. The majority of the comments were in favor of once again making the amenity center a non-smoking facility. The board considered moving the smoking area back outside the amenity center, across the parking lot to where it had been previously.

On Motion: Duly made by Rick Vogt, second by Tom Leavitt and carried by a vote of 2 in favor and 1 against.

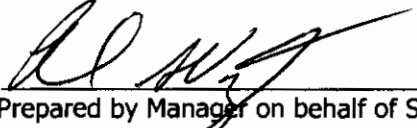
Resolve: To make the amenity facility non-smoking and move the smoking area to its prior location outside the amenity center and across the parking lot.

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 9:20 p.m.



Prepared by Manager on behalf of Secretary