

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors (Budget) Meeting October 19, 2015 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 7:06 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance and Manager presented affidavit of mailing for postcard announcement mailed to all owners. Directors Gerri Clifton, Chaplain Celerin and Rick Vogt were also present. It was determined that a quorum was established. Director Adam Bilbao arrived after the meeting was 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 Rick Vogt and carried unanimously.

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

3. Committee Reports – None.

4. Board Applicant Interview

Tom described the Board's process of interviewing candidates for possible appointment to the Board and introduced candidate Dove Swinsky for consideration. Each board member was given an opportunity to ask questions of Ms. Swinsky. Dove responded to each question and provided her own input regarding her desire to serve on the Board.

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

Resolve: To appoint Dove Swinsky to fill the vacant, Class I board member position.

5. Financial Business

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

6. Business Operations

Security: Rick introduced Matt Rhine from Securelink Communications. Matt presented his proposal for upgrades to the current security cameras and DVR to achieve what the HOA is attempting to accomplish. Matt described the status of the current system and highlighted the deficiencies as well as the recommended upgrades. Adam Bilbao indicated that he will abstain from any discussion and/or voting on this matter due to his friendship with Matt Rhine. Matt responded to questions from the Board members and owners in attendance.

On Motion: Duly made by Rick Vogt, second by Gerri Clifton and carried 4 in favor, Adam Bilbao abstained.

Resolve: To accept the proposal from Securelink to upgrade the security system.

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2016 Budget: Board discussed the proposed 2016 budget in conjunction with current operating costs and future reserve needs and agreed that a reduction was in order.

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

Resolve: To approve the 2016 Budget as discussed and set the 2016 assessment at \$580/unit, collected via quarterly payments of \$145/unit/quarter.

Fence Standards: Board discussed the need to adjust fencing standards for lots that back up to retention/wetland areas. Board reviewed information and architectural request provided by homeowner requesting a 4' picket style fence along their rear lot line, adjacent to a retention area.

On Motion: Duly made by Adam Bilbao, second by Dove Swinsky and carried unanimously.

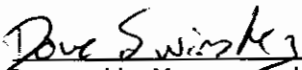
Resolve: To adjust the community fencing standards to allow for optional 4' tall, wood or PVC, picket style fencing to be installed on lots that back up to retention areas.

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

8. Adjournment

On Motion: Duly made by Rick Vogt, second by Chaplain Celerin and carried unanimously.

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



Prepared by Manager on behalf of Secretary