

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting May 16, 2016 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Rick Vogt at 7:00 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Tom Leavitt, Chaplain Celerin, Gerri Clifton, and Dove Swinskey 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 heard the prior meeting minutes as read aloud by Manager.

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

Resolve: To approve the prior meeting minutes as read.

3. Yellowstone Landscaping – Forest Presentation

Yellowstone presented their initial concepts/renderings of options for the forest area. The renderings depicted what mature plantings might look like. Board stressed to homeowners that this is merely one idea, a first step only and that the association is still looking for other ideas.

Board of Directors continued discussion and responded to homeowner questions regarding forest area.

4. Committee Reports

Social: Garage sale had lots of traffic, good response. Summer Bash scheduled for August 13, 2016 from 12pm-6pm, with dinner served at 6pm. HOA will provide water slide for kids & adults, plus a bounce house for the kids.

Yard of Month: The Yard of Month (YOM) program is going well, Board will post winners on website, Facebook and Nextdoor.

ACC Guidelines: Dove presented the new front door color standards as proposed by the ACC to include natural wood colors/tones or clear sealant in addition to the front door colors already specified on the approved color palette. Paint color book is being adjusted, copies to follow for management office and pool office. Committee is also creating a roofing standards book with shingle colors, styles, etc. and will provide copy to management office and pool office. Committee will also be considering revisions to the approved paint palette and will be seeking input from homeowners.

On Motion: Duly made by Dove Swinskey, second by Gerri Clifton and carried unanimously.

Resolve: To approve the committee's actions and adopt the new natural wood colors/standards for front doors as discussed above.

5. Financial Business

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

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6. Business Operations

Amenity Project Updates: Rick stated that the new grill cover and volleyball court is complete. Board will be seeking some additional summer employees to help with increased usage of amenities.

Public Safety: Board reminded everyone that the June 2016 meeting night will be dedicated to a Public Safety night conducted by the HCSO, so a normal board meeting will not occur. Board will provide Manager with a mailing to alert all residents regarding the June meeting.

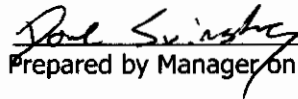
Summer Swim Lessons: Association is working with YMCA and Brandon Swim & Aquatic to conduct free swim lessons at the Brentwood Hills amenity area for children ages 3 to 11 from June 13 – 17 from 10a – 12p, with another session possibly conducted in July.

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

8. Adjournment

On Motion: Duly made by Dove Swinsky, second by Tom Leavitt and carried unanimously.

Resolve: To adjourn the meeting at 9:06 p.m.



Prepared by Manager on behalf of Secretary