

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 20, 2017 Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by President, Rick Vogt at 7:02 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Tom Leavitt, Gerri Clifton, Dove Swinsky, Chaplain Celerin and Mark Braverman were also present. It was determined that a quorum was established. Doug Pinner represented McNeil Management.

2. Approval of Minutes

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

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

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

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

Parking Areas Lights: Parking area lights have been out for several weeks. Board attempted to reset breaker at start of meeting, but breaker tripped immediately. Board requested manager contact Brandon Electric for testing/repair.

Fence Install: The fence manufacturer is in the process of creating the materials and shipping them to Fence Outlet. Fence Outlet hopes to receive all the materials by the end of March. Upon receipt, they will begin scheduling the fence replacement.

Monuments Bid Package: Capital Land Management is preparing the landscape/lighting plans for board review/approval. Board discussed their intent to have the selected general contractor be responsible for coordinating all work related to the new monuments/signs, including the landscape/lighting work, to eliminate any conflicts and ensure a single point of contact.

On Motion: Duly made by Dove Swinsky, second by Chaplain Celerin and carried unanimously.

Resolve: To wait for landscape specifications to be finalized before sending monument project specifications out for bid.

4. Business Operations

Easter Egg Hunt: Gerri Clifton stated the committee is considering whether or not to hold the Easter party. The target date is April 15, 2017. The committee will update the board once the decision has been reached.

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Architectural Committee: Rick Vogt launched into an explanation regarding the architectural control committee and the board member participation to date. Now that additional volunteers are willing to participate on the ACC, all but one board member will separate from the committee and allow the committee to function on its own. The board will also elect the ACC members.

On Motion: Duly made by Rick Vogt, second by Tom Leavitt and carried unanimously.

Resolve: To elect Dove Swinsky, Olin Barnett and Ilene Schwartz to the architectural control committee.

Roof Discussion: Rick initiated a discussion regarding the current roofing standards and explained the association's reasoning behind the standards as they currently exist, essentially that tile roofs must remain tile. Rick also explained that they were interested in hearing from the homeowners that would be most affected by any changes to the roofing standards, so they specifically invited homeowners from the Cambridge neighborhood to attend. The board allowed all homeowners in attendance to ask questions and/or share their opinions regarding the roofing standards. After much discussion, the board called for a show of hands amongst the homeowners present regarding whether or not the standards should be adjusted to allow owners of homes with "tile" roofs to have the option of switching to "shingle" roofs. The overwhelming majority of those present indicated their desire that the standards remain the same and that homeowners NOT be allowed the option to change from "tiles" to "shingles".

On Motion: Duly made by Chaplain Celerin, second by Tom Leavitt, carried 4 in favor, 2 against.


Resolve: To uphold the decision of the room and keep the current roofing standards in place.

5. Other Business: None.

6. Adjournment

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

Resolve: To adjourn the meeting at 9:10 p.m.


Prepared by Manager on behalf of Secretary