

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting March 20, 2017 Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by President, Rick Vogt at 8:20 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Tom Leavitt, Gerri Clifton, Dove Swinskey, 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 Swinskey, 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.

On Motion: Duly made by Rick Vogt, second by Dove Swinskey and carried unanimously.

Resolve: To send 3 lots to attorney: 7401, 6944 and 7503.

Fence Install: Fence Outlet has received all materials and will begin scheduling the installation. Fence Outlet will notify affected homeowners in advance.

Monuments Bid Package: Manager directed to proceed with adding landscape specifications to proposal package and send out for bid with a May 1, 2017 deadline to submit.

4. Business Operations

Neighborhood Watch Program:

On Motion: Duly made by Tom Leavitt, second by Chap Celerin and carried unanimously.

Resolve: To purchase Neighborhood Watch signs with a price not to exceed \$1,500 pending required quantity and placement.

New Pool/Attendant Hours: Starting Monday, March 27, 2017 the pool will close at 8:00 p.m. Movie night will start again on Fridays from 7:00 p.m. to 9:00 p.m. Attendants will arrive at 11:00 a.m. Monday through Friday and at 9:00 a.m. on Saturday and Sunday.

Architectural Committee: The board asked questions of the architectural committee volunteer candidates – Charlie Leo, Jeff Roth and Peter Thibodeau. Rick Vogt, as President, withheld from voting to avoid a potential tie situation.

On Motion: Duly made by Tom Leavitt, but with no second.

Motion Defeated: To appoint all 3 volunteers to the architectural committee.

On Motion: Duly made by Tom Leavitt, second by Mark Braverman and carried unanimously.

Resolve: To appoint Peter Thibodeau to the architectural committee.

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On Motion: Duly made by Tom Leavitt, second by Mark Braverman and failed with a vote of 2 in favor and 3 against.

Resolve: To appoint Jeff Roth to the architectural committee.

On Motion: Duly made by Tom Leavitt, second by Mark Braverman and carried unanimously.

Resolve: To appoint Charlie Leo to the architectural committee.

On Motion: Duly made by Tom Leavitt, second by Chap Celerin and carried unanimously.

Resolve: The architectural committee will consist of at least 3 non-board members plus a board liaison serving in a non-voting, advisory capacity only, unless a tie-break vote is required.

Board Officer Elections:

Board voted by secret ballot to elect officers as follows: Dove Swinskey, President; Rick Vogt, Vice President; Gerri Clifton, Secretary; Mark Braverman, Treasurer; Tom Leavitt, Director.

5. Adjournment

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

Resolve: To adjourn the meeting at 10:00 p.m.


Prepared by Manager on behalf of Secretary