

# BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting July 17, 2017 Meeting Minutes

### 1. Call to Order - Certifying of Quorum

The meeting was called to order by President, Dove Swinsky at 7:06 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 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 Mark Braverman, 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.

### 4. Committee Reports

**Social:** Gerri said committee now has another new member, with 9 active. Several items already arranged for summer party to be held on Saturday, August 19, 2017 from 1:00pm – 6:00pm. Will charge \$10/family of up to 6 people. If they bring guests, will charge a little extra. There will be games, face painting, possibly a scavenger hunt. They already have some volunteers for cooking on the grill. Committee will consider some sporting related events in the future.

**ACC:** Board discussed attorney opinion that Board approval of standards is required for the standards to become enforceable.

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

**Resolve:** To officially acknowledge and accept attorney recommendation that the Board of Directors must formally adopt any/all proposed architectural standards before they can be considered effective and enforceable.

Olin Barnett asked that the standards approval process between the ACC & BOD be conducted as expeditiously as possible. Olin will return the color books, currently in force, to the pool office within the next few days. Olin explained some of the reasons for the ACC's recommendations on approved colors for fences, driveways, etc. The committee suggested more solid colors on fence stains to improve coverage and aesthetic result. Board suggested adding more fence stain options AND indicated that they are not in agreement with the inclusion of the "green" stain for fences.

**Newsletter:** Dove asked committee for status and why newsletter was taking so long. Committee chair said no longer interested in "writing" the newsletter articles themselves, just in layout/formatting of newsletter. Dove will take care of the newsletter in the interim until a new volunteer can be identified.

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## 5. Business Operations

**Monuments Project:** Board asked Manager to contact Folsom with request to assist HOA with interior monuments at Swim & Tennis and Kensington entryway. Pieces of the stonework at these monuments has been coming off and will not stay attached long term. Manager will email Folsom with the request.

**Landscaping:** Board shared list of concerns for Manager to forward to CLM for correction/attention.

**Fencing Issues:** Board is concerned with lack of progress on perimeter fence replacement. Manager will request map of completed/uncompleted sections as status from Fence Outlet.

**Pool Maintenance:** Dove met with Bay Guard, waiting for proposal. Manager will call Positive Pool to seek another proposal.

### Director Comments:

Mark said that the forest area is ready to be sprayed with herbicide, to be followed by the disking after the grasses die.

## 6. Adjournment

**On Motion:** Duly made by Gerri Clifton, second by Mark Braverman and carried unanimously.

**Resolve:** To adjourn the meeting at 8:45 p.m.

  
Prepared by Manager on behalf of Secretary