

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

February 19, 2018

Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by President, Rick Vogt at 7:06 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Tom Leavitt, Jim Barber, Mark Braverman and Gerri Clifton were also present. It was determined that a quorum was established. Doug Pinner represented McNeil Management. President shared opening remarks and instructions regarding homeowner interaction at meetings.

2. Approval of Minutes

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

On Motion: Duly made by Gerri Clifton, second by Jim Barber and carried unanimously.

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

3. Perimeter Fence – Homeland Vinyl

Rick indicated that he, Tom and Gerri met with Doug House from Homeland Vinyl earlier that day. Homeland has agreed to produce/provide the matching fence materials needed to complete the warranty replacements, make all current repairs and account for future maintenance needs. Homeland will be sending a timeline with specifics regarding the supply, which will likely take 3-4 months. They will be taking some of the current pickets back to their plant as samples to match the color.

4. Irrigation Presentation - CLM

Rick introduced CLM and indicated that they were in attendance to explain their recommendations for adjustments to the irrigation system to significantly reduce the number of main line breaks. Per CLM, the well pump appears to be a type intended for large orange groves and was likely left in place during the development phase. The pump pressure is very strong and is currently setup to engage at full force upon startup. CLM estimates that it is this rapid deployment of intense water pressure that has continued to blow apart the pipes/joints, causing main line leaks. They are recommending installation of a variable speed system that would govern the flow rate of the water to increase only as needed based on demand. The new system would also remain pressurized at all times, which will improve water availability throughout and reduce the "water hammer" effect caused by rapid pressure changes.

On Motion: Duly made by Jim Barber, second by Gerri Clifton and carried unanimously.

Resolve: To accept the bid from CLM/Accurate Drilling for the recommended well pump work.

5. Dog Park Presentation – Jim Barber

Jim shared information, recommendations and potential options related to the creation of a community dog park. Jim feels that the presence of a dog park would increase home values/sales. He shared statistics from his recent survey conducted across a sample of 93 homes within Brentwood Hills. Of those surveyed, 88 were supportive of the dog park concept(s) that Jim shared. Jim, the board and attendees discussed various topics related to a dog park, such as possible locations, size, related rules, security measures, maintenance, monitoring, cleanup, enforcement, etc. Board discussed insurance availability, liability concerns and cautionary opinion from the attorney, including a Declaration amendment that would be required.

On Motion: Duly made by Jim Barber, with no second.

Motion Failed: To further explore a potential proposal for a community dog park.

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6. Financial/Management Reports

Manager presented the financial and management reports and responded to questions from the board members and homeowners.

7. Business Operations

Forest: Mark said the new trees have been planted. As expected, they are very small and the weeds have started to grow. He suggested some weed barriers and treatment options and is willing to volunteer his time as needed if the HOA will cover the cost of the materials. He is also recommending that the location of each new tree be clearly marked with flags to prevent accidental damage during CLM maintenance efforts in forest areas.

On Motion: Duly made by Tom Leavitt, second by Jim Barber and carried unanimously.

Resolve: To approve an expense not to exceed \$2500 toward weed prevention measures as needed.

Projector/TV Proposal: Rick shared information regarding ongoing issues with projector/screen currently being used for movie nights and other events. Rick presented several options, including new screen/projector combination or possibly converting to TV based system to reduce overall cost. Board discussed participation in movie nights, possible equipment locations and answered questions from attendees. Rick will work with JABX regarding available options.

On Motion: Duly made by Tom Leavitt, second by Gerri Clifton and carried by a vote of 4 in favor and 1 against.

Resolve: To continue offering movie nights and pursue/consider available options to provide suitable equipment to accomplish same.

Monuments: Rick provided update on monument/sign project. Surveyors will be out within next few weeks to mark location of monument footers, so Board can provide final approval prior to construction. Board asked Manager to email monument conceptual drawings to webmaster for website.

ACC: Olin provided status on ACC procedures. Everything going well, applications being reviewed quickly.

Pool Hours: Board discussed adjusted pool hours for Spring Break, etc. Board decided that pool hours will be changed to 9:00am – 8:00pm, starting March 11, 2018.

Event Sign: Rick initiated discussion regarding current use of temporary signage for community event notifications. The temporary signs have been an ongoing expense, as many signs are lost/stolen each time they are placed throughout the community to announce an event. Rick suggested that a permanent event sign, might be a better long term option. Rick offered general information about different types of signs available.

On Motion: Duly made by Rick Vogt, second by mark Braverman and carried by a vote of 4 in favor and 1 against.

Resolve: To consider/pursue other options for community event/announcement signage.

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Trees Encroaching Adjacent Property: Manager reminded Board of ongoing concern held by property owner adjacent to HOA's Tuscanny/Dew Bloom retention area. Adjacent property owner is concerned that trees may be creating a possible hazard and may require attention. Board reviewed CLM proposal for related tree work. Manager will follow up with CLM to confirm condition of trees and will follow up with neighboring property owner to confirm trees causing concern are the same covered within CLM proposal. Board also asked Manager to seek proposals from preferred vendor Team Terminus (formerly M Mooney & Associates Surveyors), to conduct surveys of all HOA common areas that are adjacent to properties outside Brentwood Hills boundaries. Surveys are to identify trees/structures along property boundaries to assist the HOA in evaluating future concerns.

On Motion: Duly made by Mark Braverman, second by Jim Barber and carried unanimously.

Resolve: To approve a cost not to exceed \$2860, pending confirmation from CLM that trees in question are potentially hazardous, that the approved expense will fully mitigate any currently known potential hazard that may exist and pending written confirmation from the neighboring owner or her representative that all suspect trees have been identified and are included within the approved scope of work.

Director Comments: Jim voiced his disappointment that the Board, after telling owners it would consider items for which they could demonstrate community support, did not support his dog park concept following his demonstration of community support and then proceeded to consider 2 other items for which Jim believes there was no prior demonstration of community interest.

8. Adjournment

On Motion: Duly made by Gerri Clifton, second by Tom Leavitt and carried unanimously.

Resolve: To adjourn the meeting at 10:18 p.m.



Prepared by Manager on behalf of Secretary