

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting July 16, 2018 Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by Tom Leavitt at 7:02 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Jim Barber, Olin Barnett, Charlie Leo and Gerri Clifton were also present. It was determined that a quorum was established. Mark Braverman arrived at 7:08pm, just after the meeting was called to order. Doug Pinner and Jennifer Conti represented McNeil Management.

2. Approval of Minutes

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

On Motion: Duly made by Olin Barnett, second by Jim Barber 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.

4. Committee Reports

Social: Gerri said the committee is desperately seeking volunteers. All future events are on hold for now until additional volunteers come forward. Jim addressed homeowners at meeting to consider volunteering.

ACC: Olin suggested owners review new standards and direct any questions to McNeil Management or to the Architectural Committee.

Staffing: Pool is open until 10:00pm. Currently three staff members are on duty. There was a little overtime on Sunday July 15th due to a hospitalized family member of one of the personnel. Parties are booked most weekends and everything is running smoothly with the three staff members.

5. Business Operations

Multimedia System: Tom reminded everyone that Board agreed to continue movie night. Board needs to decide between a TV and a replacement projector. Adam (JABX) spoke about the equipment. He stated that the current projector lasted about 5-6 years he felt that to get the projector bright enough it would be costly. His recommendation was a TV with an enclosure. Adam explained pros and cons of different options and answered questions from the Board and homeowners. A budget was set at \$3000 for TV option, enclosure and install.

On Motion: Duly made by Jim Barber, second by Olin Barnett and carried unanimously.

Resolve: To approve the purchase and installation of TV and enclosure at a total cost not to exceed \$3000, assuming Board has legal authority to approve the addition.

Following multimedia discussion, Jim asked about potential appointment of a new volunteer to fill the vacant board position. Tom indicated that they would get to said agenda item in due course, time permitting, or that it would be discussed at a later meeting.

Surveyors: Tom walked with the surveyor's onsite. He spoke with each owner whose property would be involved and explained the process. Surveyors work should be completed soon.

Monuments: Tom shared updates regarding the monument project. Tom explained that the stucco color "Sandstone" is actually part of the stucco, so there would be no need to paint. The stucco will

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be applied in the next few days. Irrigation and electrical were being installed along with outlets for holiday lights. New Deed Restricted signs will also be installed. Tom indicated that the lettering for the signs will be 15" high. Board discussed that the graphic as shown on the initial drawings had 5 wavy lines, while the drawing from the sign maker only shows 3 wavy lines. The Board shared proof of the proposed 3 line vs. 5 line drawings with homeowners in attendance to obtain a consensus. Those present, including the board, decided that 3 line option was overwhelmingly preferred.

On Motion: Duly made by Jim Barber, second by Gerri Clifton and carried by a vote of 4 in favor and 2 against.

Resolve: To approve the proposed 3 wavy line option for the sign artwork.

On Motion: Duly made by Jim Barber, second by Gerri Clifton and carried by a vote of 5 in favor and 1 against.

Resolve: To approve the proposed 15" lettering and 17" artwork with black lettering on metallic gold artwork in background.

On Motion: Duly made by Olin Barnett, second by Jim Barber and carried unanimously.

Resolve: To approve the side panels in the metallic gold color to match the artwork.

On Motion: Duly made by Jim Barber, second by Olin Barnett and carried unanimously.

Resolve: To ask Folsom to provide contract addendum, by no later than July 23, 2018 at 5:00pm, to document completion schedule, letter color/size, wavy line color/count, stucco colors and confirmation that they are bound by all applicable laws with regard to construction activities.

On Motion: Duly made by Jim Barber, second by Olin Barnett and carried unanimously.

Resolve: That no further payment(s) be released to Folsom without approval by quorum of Board.

Pine Tree Treatment: Board discussed treatment options for pine trees to prevent pine beetles.

On Motion: Duly made by Olin Barnett, second by Jim Barber and carried unanimously.

Resolve: To approve the Panorama Tree Care proposal for the treatment of 30 pine trees for pine beetles at a cost of \$20/tree for a 6 month treatment with a follow up review in 3 months.

Dog Park: Jim shared his presentation regarding dog park options along reasons why he feels it would be a benefit for the community. He then introduced attorney Daniel Pilka who shared his thoughts and opinions, along with document references as backup. The Board and attorney then took questions from attendees. Jim took a straw poll of attendees to determine support of the proposed solutions. There were 7 units against and 11 units in favor.

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

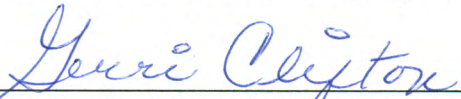
Motion Defeated: To accept dog park concept as presented.

Board discussed possible creation of committee (with board member representation), to explore suitable options and locations for a dog park.

6. Adjournment

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

Resolve: To adjourn the meeting at 9:37 p.m.


Prepared by Manager on behalf of Secretary