

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 18, 2019 Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by Tom Leavitt at 7:04 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Jim Barber, Olin Barnett, Charlie Leo, Paul Pamrow and Gerri Clifton were also present. It was determined that a quorum was established. 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 Gerri Clifton, second by Jim Barber and carried unanimously.

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

3. General Board Discussion

Ray Arneson with Hardeman Landscape spoke to the board regarding their irrigation and answered question from the Board of Directors.

Financials: Board discussed reimbursements for owners that are paid in full for 2019 but still have money owed.

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

Resolve: To reimburse owners paid in full for 2019 with an outstanding credit.

4. Committee Reports

ACC: Olin said everything is going well and running smoothly.

5. Business Operations

Ongoing Violations: Tom presented a list of ongoing violations that he recommends for attorney action. The Board reviewed the list.

On Motion: Duly made by Gerri Clifton, second by Paul Pamrow and carried unanimously.

Resolve: To move forward with attorney enforcement action on the list of units provided by Tom.

Forest: Mark Braverman reported by email, that the survival of the trees is less than stellar, especially the hardwoods. He is hoping to find time to weed whack around the surviving trees and remove the flags from the dead trees so those areas can be mowed where no tree survives. He plans to propose additional efforts for board consideration at later meeting.

Staffing: Two staff members are on duty through the winter months. In March the staff will be adjusted accordingly. Swim lessons provided by Brandon Sports and Aquatic Center will begin June 10, 2019.

Monuments: Tom provided an update on monuments. He stated that risers were installed, final drawings were received from Folsom. The final check was held until all work was completed.

Perimeter Fence: Tom met with Tampa Fence. They are working on a plan to replacing any/all unmatched panels along Brentwood Hills Blvd, so the fence sections appear uniform.

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Old Radar Signs: Olin Barnett reviewed manufacturer documentation from when signs were purchased. Olin will attempt to sell the three that are currently working. Olin reported that one was completely dead.

Landscaping Maintenance: The Board discussed the need to go out for bid on the landscape maintenance contract. Manager will email copy of previous landscape bid specs to Board. Jim will use specs to prepare an RFP to send out to qualified vendors.

Dead Trees: Board discussed two dead trees that need to be removed by Panorama. Panorama is approved to cut down and remove trees up to \$800.00.

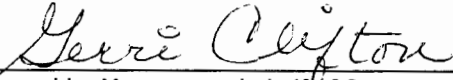
On Motion: Duly made by Olin Barnett, second by Charlie Leo and carried unanimously.

Resolve: To approve Panorama to remove trees up to \$800.00.

6. Adjournment

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

Resolve: To adjourn the meeting at 9:17 p.m.



Prepared by Manager on behalf of Secretary