

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting March 21, 2011 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 8:15 p.m. It was confirmed that the meeting notice was mailed to all owners of record at least 15 days in advance. Directors Robert Hilbert, Chaplain Celerin, Elizabeth Hinkle, Paul Knauer and Terrence Russell were also present. It was determined that a quorum was established. Doug Pinner and Pamela Pinner from McNeil Management also attended.

2. Reading of Unapproved Minutes

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

On Motion: Duly made by Chaplain Celerin, seconded by Paul Knauer and carried unanimously.

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

3. Agenda Items

Election of Directors: Due to the lack of a valid membership meeting or election, board members Adam Bilbao and Robert Hilbert will each serve another three (3) year term. The board members briefly discussed the officer positions. Members Adam Bilbao, Robert Hilbert and Terrence Russell will continue to serve as general directors.

On Motion: Duly made by Elizabeth Hinkle, seconded by Terrence Russell and carried unanimously.

Resolve: To elect Tom Leavitt to serve as President.

On Motion: Duly made by Paul Knauer, seconded by Terrence Russell and carried unanimously.

Resolve: To elect Chaplain Celerin to serve as Vice President.

On Motion: Duly made by Terrence Russell, seconded by Paul Knauer and carried unanimously.

Resolve: To elect Elizabeth Hinkle to serve as Secretary.

On Motion: Duly made by Terrence Russell, seconded by Elizabeth Hinkle and carried unanimously.

Resolve: To elect Paul Knauer to serve as Treasurer.

Landscape Committee: Terrence Russell indicated that they are considering new plantings in landscaped common areas to improve appearance of the community.

Common Area Trees: The Board reviewed a homeowner request concerning tree limbs from a common area tree which are protruding over the homeowner's property line. The board reviewed the tree in question and discussed what, if any, responsibility the HOA has regarding trimming of trees in common areas such as this. The Board will review the county regulations regarding trees and discuss the matter again at a future meeting.

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Perimeter Fence: Adam Bilbao was unavailable to provide and update.

Architectural Committee: Committee Chair Miguel Viruet presented the committee's report. The committee is going through the ACC policies and procedures to update/enhance as needed.

Soccer Field: Tom Leavitt indicated that the initial rules document has been drafted and will be emailed to Board for review. They are working on the layout and content for the new signage.

LSV to Replace Golf Cart: Tom Leavitt shared some initial information regarding the Low Speed Vehicle (LSV) which the Association is considering purchasing to replace the current golf cart which cannot continue to be used on county roads. The HOA is researching the options, pricing, etc. and will gather competitive bids based on specific requirements before reaching a decision.

Pine Trees: Project is set to proceed once county has provided the required permit.

Financial & Management Reports: Manager presented the financial and management reports and responded to questions from the board members.

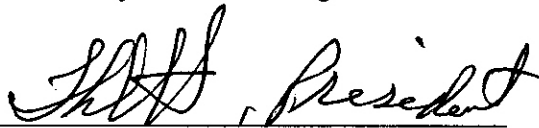
4. Open Session for Comments

The Board and Manager fielded general questions and comments from homeowners in attendance.

5. Adjournment

On Motion: Duly made by Elizabeth Hinkle, seconded by Robert Hilbert and carried unanimously.

Resolve: To adjourn the meeting at 9:08 PM.

 President

Prepared by Manager on behalf of Secretary