

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting July 25, 2011 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 7:06 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Chaplain Celerin, Paul Knauer and Robert Hilbert were also present. It was determined that a quorum was established. Doug 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

Garage Sale: Tom Leavitt indicated that the community garage sale had good participation and was a success.

Landscape Committee: Tom Leavitt provided a brief landscape report.

Architectural Committee: Patty Viruet provided brief summary of recent ACC activity.

Social Committee: Patty Viruet reports that the community movie night continues to be a success with 30+ people in attendance last week. The committee is preparing for the BBQ on 8/13/11; tickets are free but must be picked up at pool office in advance. Next garage sale tentatively scheduled for October 2011.

Perimeter Fence: Adam Bilbao was not available to provide an update.

Soccer Field: Tom Leavitt working to complete pool/soccer rules document, will email for posting when complete. Paul Knauer provided quote from sign vendor for new signs. Board is considering signs which are same size as main entry signs, possibly a different color.

Security System Upgrades: Board is considering some upgrades to the existing security camera system. They would like to extend the system to provide coverage for other portions of the property. Options will be discussed more fully at upcoming meeting.

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

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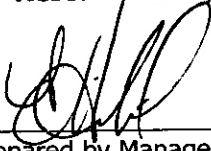
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4. Open Session for Comments

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

5. Adjournment

On Motion: Duly made by Paul Knauer, seconded by Robert Hilbert and carried unanimously.
Resolve: To adjourn the meeting at 9:05 PM.



Prepared by Manager on behalf of Secretary