

# BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting January 21, 2014 Meeting Minutes

### 1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 7:12 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Steve Calkins, Gerri Clifton, Adam Bilbao, Chaplain Celerin and Rick Vogt were also present. It was determined that a quorum was established. Doug Pinner from McNeil Management also attended.

### 2. Approval of Minutes

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

**On Motion:** Duly made by Adam Bilbao, seconded by Rick Vogt and carried unanimously.

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

### 3. Committee Reports

Tom Leavitt provided brief updates on various committees such as Landscaping, Social, Staffing, Architectural, etc.

### 4. Financial Business

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

### 5. Business Operations

**Community BBQ:** Community wide BBQ is tentatively set for August 9, 2014.

**Community Yard Sale:** Yard sales are tentatively set for May 10<sup>th</sup> and October 11<sup>th</sup> in 2014.

**Christmas Event:** Christmas event is tentatively set for December 13, 2014.

**LSV:** The Board discussed the sale of the LSV. Manager will cancel the LSV insurance policy at completion of the sale.

**On Motion:** Duly made by Rick Vogt, seconded by Steve Calkins and carried unanimously.

**Resolve:** To sell the LSV for the price of \$3000.

**Fence:** Per Adam, Fence Outlet is performing final touchups, but the overall project is done. They are moving some slats around to better match the colors of some sections. They have some left over materials which the HOA will purchase/store as a supply in the event of future damage.

**Newsletter:** Per Rick, the next newsletter is going out in March. Manager will provide list of any remaining, widespread compliance issues to include.

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**Architectural Standard Resolution:** The Board reviewed the attorney recommended Resolution regarding Architectural Control Standards.

**On Motion:** Duly made by Adam Bilbao, seconded by Rick Vogt and carried unanimously.

**Resolve:** To adopt the Resolution regarding the Architectural Control Standards.

**On Motion:** Duly made by Adam Bilbao, seconded by Chaplain Celerin and carried unanimously.

**Resolve:** To adopt the architectural standard that all roofs originally installed as tile must remain as tile roofs and cannot be replaced with any other material.

**Pool/Amenity Renovations:** The Board discussed the status of the renovation project. To allow ample time for further investigation, planning and development of specifications, they plan to hold off on conducting renovations until the Fall 2014.

**6. Open Session for Comments** – None.

**7. Adjournment**

**On Motion:** Duly made by Adam Bilbao, seconded by Rick Vogt and carried unanimously.

**Resolve:** To adjourn the meeting at 9:16 p.m.

  
Prepared by Manager on behalf of Secretary