BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
April 15, 2014
Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 7:18 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Steve Calkins, Gerri Clifton, 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 Gerri Clifton, second by Steve Calkins and carried unanimously.
Resolve: To waive reading of the prior meeting minutes and approve them as presented.

3. Committee Reports

ACC: Tom indicated that the review process is working well for now so the Board will continue to act as the ACC until such time as a committee can be appointed.

Social: Gerri indicates that plans for the Saturday egg hunt are completed, will buy ice & cookies on day of event.

4. Financial Business

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

On Motion: Duly made by Rick Vogt, second by Steve Calkins and carried unanimously.
Resolve: To roll/transfer $100k in surplus operating funds over into the reserve account.

5. Business Operations

Pressure Reducing Valve: Board members discussed replacement of the pressure reducing valve as suggested by Austin Outdoor to correct issues with the irrigation system.

On Motion: Duly made by Steve Calkins, second by Chaplain Celerin and carried unanimously.
Resolve: To approve Austin Outdoor proposal to replace the pressure reducing valve.

Sod Replacement: Board members discussed replacement of sod needed along major roadways.

On Motion: Duly made by Steve Calkins, second by Rick Vogt and carried unanimously.
Resolve: To approve all three (3) Austin Outdoor sod replacement proposals as presented.

Entry Landscape Upgrades: Board members discussed upgrade/replacement of landscape elements at various entryways within community.

On Motion: Duly made by Steve Calkins, second by Rick Vogt and carried unanimously.
Resolve: To approve Austin Outdoor proposals for entryway landscaping upgrades.

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Wireless Router: Board members discussed the need to replace/upgrade the wireless router at the amenity center. Current router and wireless access point is unreliable and does not offer enough in the way of security/control to ensure proper usage. New router will be commercial grade, provide better service and enhanced security/control.

> **On Motion:** Duly made by Rick Vogt, second by Steve Calkins and carried unanimously.
> **Resolve:** To approve proposal from Datacorps for work related to new wireless router/network.

Amenity Center Fence: Board members discussed replacement of old fencing along east boundary of amenity center. Board discussed using PVC fencing to match the new perimeter fencing versus the initial plan to use picket fencing at this location.

> **On Motion:** Duly made by Rick Vogt, second by Steve Calkins and carried by a vote of 4 in favor and 1 (Tom) against.
> **Resolve:** To approve proposal from Fence Outlet to replace amenity fence with matching PVC, privacy fencing pending confirmation of pricing.

Pool Hours: Board members discussed extending the pool hours for the spring season.

> **On Motion:** Duly made by Rick Vogt, second by Gerri Clifton and carried unanimously.
> **Resolve:** To extend the pool hours as follows, with extra lap swimming and tennis hours available:
> **Sunday through Thursday:** 9:00am – 7:00pm
> **Friday & Saturday:** 9:00am – 8:00pm

Newsletter: Rick is planning to prepare another newsletter to go out in June.

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

7. **Adjournment**

> **On Motion:** Duly made by Gerri Clifton, second by Chaplain Celerin and carried unanimously.
> **Resolve:** To adjourn the meeting at 9:02 p.m.

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Prepared by Manager on behalf of Secretary