

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 17, 2015 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 7:04 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Gerri Clifton, Chaplain Celerin, Steve Calkins 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 Rick Vogt, second by Chaplain Celerin and carried unanimously.

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

3. Committee Reports

Landscape: Tom met with Austin Outdoor (David), discussed posting of AO staff member onsite during week. Also discussed sod replacement and tree replacement where some trees had to be removed. New flowers will be planted in March. David will be providing proposal for additional cleanup of cypress forest.

Social: Gerri will be working to arrange Easter event on April 4th from 11a to 1p. They will have an egg hunt, games and crafts for the kids. Will also begin planning for grand reopening of amenity center, tentatively to be held on Saturday, May 2, 2015.

Staff: Tom said that Amy has transitioned to being the onsite team lead, is doing well and meeting with Tom every few days to review tasks and progress.

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

Renovations: Per Tom, renovations proceeding mostly as planned, only hold up is by county on permitting the new splash pad. SAKS presented change proposal for consideration to use heavy duty epoxy versus standard paint on cabanas and areas not included in initial project plan.

On Motion: Duly made by Gerri Clifton, second by Chaplain Celerin and carried unanimously.

Resolve: To approve SAKS proposal to use epoxy at cabanas, ceilings, ironwork, etc.

Fencing: Tom will meet onsite with Fence Outlet to have them price remaining fencing needed for pool area. Approximately \$15k worth of fencing had already been approved by Board, but there is still a small amount of fencing that needs to be added to complete the overall project. The Board will ask Fence Outlet to produce a cumulative proposal to include the previously approved sections along with the additional small areas, all within a single proposal.

On Motion: Duly made by Rick Vogt, second by Chaplain Celerin and carried unanimously.

Resolve: To approve a total expenditure not to exceed \$17,500 for all fencing needed at pool area.

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Security: Per Rick, 15 of the 16 cameras are now working, final camera needs larger power supply due to distance from DVR. DVR is now setup for remote viewing by board members.

Newsletter: Rick is planning to have the next newsletter to Manager by first of March for distribution.

6. Open Session for Comments – Board and Manager responded to questions from attendees.

7. Adjournment

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

Resolve: To adjourn the meeting at 8:56 p.m.



Prepared by Manager on behalf of Secretary