

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting August 17, 2015 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Tom Leavitt at 7:08 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Gerri Clifton and Rick Vogt were also present. It was determined that a quorum was established. Doug Pinner from McNeil Management was also in attendance. Chaplain Celerin arrived after the meeting was already in progress.

2. Approval of Minutes

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

On Motion: Duly made by Rick Vogt, second by Gerri Clifton and carried unanimously.

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

3. Committee Reports

None.

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

Pool Renovations: Rick indicated that the contractor is waiting for dry weather before installing surface on splash pad and completing electrical wiring.

Urinals: Board discussed installation of new urinals in men's restroom. Full urinal replacement was omitted from renovation plan in attempt to reduce cost. Existing urinals not allowing proper drainage and/or water flow. Onsite staff will schedule with plumber to complete needed replacement.

On Motion: Duly made by Rick Vogt, second by Gerri Clifton and carried unanimously.

Resolve: To approve proposal from Coggins Plumbing to replace urinals in men's room.

Security: Rick is attempting to work with Dynamark to resolve a few camera issues.

Reserve Projects: Board discussed remaining reserve projects to consider. Board would like to move forward with project to renovate entry signs and monuments. Tom will get with preferred vendors to begin discussing options and pricing.

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Irrigation Conversion: Board discussed recommendation and proposal from Austin Outdoor to change out the remaining 4" sprinkler heads to 6" heads (rotors and sprays) throughout the property. This change out will resolve the issue where the 4" heads are not clearing the level of the turf to provide appropriate coverage.

On Motion: Duly made by Rick Vogt, second by Gerri Clifton and carried unanimously.

Resolve: To approve the proposals from Austin Outdoor to convert all remaining rotors and spray heads from 4" to 6".

Landscaping: Board discussed proposals from Austin Outdoor for 1) Avalon/Clarion entry sign beds, 2) Swim & Tennis plantings, 3) sod replacement and 4) bald cypress replacements. The board would like additional information regarding proposals #1 & #3 and will hold indefinitely on proposal #4. Board also discussed proposal after the fact for emergency irrigation installed in cypress forest and an invoice for routine irrigation repairs from issues detected during routine inspection.

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

Resolve: To approve proposal #2 from Austin Outdoor plantings near Swim & Tennis club.

On Motion: Duly made by Rick Vogt, second by Gerri Clifton and carried unanimously.

Resolve: To approve proposal from Austin Outdoor for irrigation of cypress forest.

On Motion: Duly made by Gerri Clifton, second by Rick Vogt and carried unanimously.

Resolve: To approve payment of Austin Outdoor invoice for irrigation repairs.

Volleyball Court: Board discussed installation of volleyball court at amenity center. Rick suggested that they leave the area as grass but that some grading may be needed for a level playing surface. Rick and onsite staff will contact vendor regarding potential grading.

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

Resolve: To approve up to \$1800 for installation of volleyball court, pending price for grading.

Pool/Office Hours: Board discussed new pool & office hours. Board also discussed reducing party reservations to 3hr blocks maximum. As of 8/30/15, pool and office hours will be as follows:

Sun – Thu: Pool 9a – 8p Onsite Staff 11a – 8p

Fri & Sat: Pool 9a – 10p Onsite Staff 9a – 10p

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

7. Adjournment

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

Resolve: To adjourn the meeting at 9:10 p.m.


Prepared by Manager on behalf of Secretary