

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting April 18, 2016 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Rick Vogt at 7:05 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Chaplain Celerin, Gerri Clifton, Dove Swinskey and Suzette Foister were also present. It was determined that a quorum was established. Doug Pinner from McNeil Management was also in attendance.

2. HC Arborist Presentation

Rob Northrup explained the cause and effect of the issues with the original pine trees. He said the original planting was too dense, trees too close together. Once disease hit, trees became very susceptible to beetle infestation which killed trees. Suggested that HOA consider testing soil for Ph. Suggested that HOA could consider the southern variety of "slash pines" as a replacement option, but expect about 30% to die. Saplings are cheaper and better in the long run. If planting "whips" or larger trees, irrigation will be required and failure rate will be higher and more costly. He said that a blend of trees is OK depending on the types of soil.

Board of Directors continued discussion and responded to homeowner questions regarding forest area.

3. Approval of Minutes

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

On Motion: Duly made by Gerri Clifton, second by Dove Swinskey and carried unanimously.

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

4. Committee Reports

Social: Kids Craft day scheduled for April 23rd.

Yard of Month: The Yard of Month (YOM) program is going well, getting good reception/feedback.

ACC Guidelines: Dove presented the new roofing guidelines and additional trim/door paint color options as proposed by the ACC and notated in the paint color book. Paint color book is being adjusted, copies to follow for management office and pool office.

On Motion: Duly made by Dove Swinskey, second by Suzette Foister and carried unanimously.

Resolve: To adopt the updated roofing guidelines as proposed by the Architectural Committee.

On Motion: Duly made by Dove Swinskey, second by Suzette Foister and carried unanimously.

Resolve: To adopt the updated paint color standards as proposed by the Architectural Committee.

5. Financial Business

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

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6. Business Operations

Amenity Project Updates: Rick stated that the tennis courts have now been painted for Pickle Ball, soccer nets now permanently installed/locked in place. The splash pad is open and working well and staff/pool vendor have been trained on operating procedures. Grill area cover should be completed by May 1st.

Retention Pond Cleanup: Board discussed the proposals for cleanup of the drainage structure located within the Tuscanny/Dew Bloom retention area. Pricing came in higher than expected in prior meeting, so additional board approval was required.

On Motion: Duly made by Dove Swinsky, second by Suzette Foister and carried unanimously.

Resolve: To accept the bid from Ameriscape for the retention area cleanup.

Pool Office Pest Control: Board reviewed proposal from Priority Termite & Pest Solutions, LLC for routine pest control services at amenity center. Manager will contact current provider to terminate existing contract.

On Motion: Duly made by Dove Swinsky, second by Suzette Foister and carried unanimously.

Resolve: To approve the routine service contract from Priority Termite & Pest Solutions.

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

8. Adjournment

On Motion: Duly made by Dove Swinsky, second by Suzette Foister and carried unanimously.

Resolve: To adjourn the meeting at 8:55 p.m.


Prepared by Manager on behalf of Secretary