

# BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting July 18, 2016 Meeting Minutes

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

The meeting was called to order by President, Rick Vogt at 7:00 p.m. It was confirmed that the meeting notice was posted at least 48 hours in advance. Directors Chaplain Celerin, Gerri Clifton, and Dove Swinsky were also present. It was determined that a quorum was established. Doug Pinner from McNeil Management was also in attendance.

### 2. Approval of Minutes

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

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

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

### 3. Perimeter Fence Replacement – Manufacturer Warranty

Homeland Vinyl Products, Inc. representative Doug House presented their findings regarding the condition of the perimeter fence based on their onsite review of the fence earlier that day. He explained the slight color variations and responded to questions. Homeland will be replacing large sections of fence to achieve a consistent, even looking fence throughout the community. They will also be leaving some of the spare sections for future repairs.

### 4. Committee Reports

**Social:** Gerri gave and update regarding the Summer Bash scheduled for August 13, 2016 from 12pm-6pm, with dinner served at 6pm. A total of 340 people (220 kids + 120 adults) have signed up so far. HOA will provide water slide for kids & adults, plus a bounce house for the kids. Everything has been arranged and is ready to go. Advance tickets required to participate in mealtime.

**Yard of Month:** Dove says the Yard of Month (YOM) program is going well, most winners are being cooperative and enjoying the gift cards.

### 5. Financial Business

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

### 6. Business Operations

**Monument Signs:** Board requested that Tom Sturch attend the August meeting to present his initial ideas. Manager will arrange accordingly.

**Forest Area:** Rick indicated that the HOA is still waiting on the final report from Rob Northrup regarding status and viability of existing trees. Once report is available, the HOA will remove any/all trees that are no longer viable, then determine the next steps to take regarding plans for the area.

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**Summer Swim Lessons:** YMCA and Brandon Swim & Aquatic conducted free swim lessons at the Brentwood Hills amenity area for children ages 3 to 11. The lessons went very well, good turnout, good publicity through Osprey Observer, will certainly plan to do it again next year.

**Splash Pad:** Rick said that they plan to begin allowing users to turn the splash pad on/off as desired for usage, rather than requiring involvement of the pool staff. Manager suggested some that the Board consider some type of countdown timer/switch combination to automatically switch off the unit when not in use.

**Security System:** Rick presented proposals from JABX for repairs and upgrades to the security cameras and wiring.

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

**Resolve:** To approve the proposals from JABX.

**Pool Hours:** Rick said that the pool staff will be changing the pool hours for the start of the new school year. Pool staff will be emailing a copy of the adjusted pool hours to Manager for posting on the website, etc.

**Landscaping:** Bravo Landscaping representative Larry Neely presented their proposal for landscape maintenance services, shared general information about his company and answered questions from the board and meeting attendees.

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

## **8. Adjournment**

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

**Resolve:** To adjourn the meeting at 9:20 p.m.

  
Prepared by Manager on behalf of Secretary