

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting July 15, 2019 Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by Jim Barber at 7:00 p.m. It was confirmed that timely meeting notice occurred. Directors Marsha Riddle, Tom Leavitt, Olin Barnett, Charlie Leo, Paul Pamrow and Mark Braverman were also present. It was determined that a quorum was established. Pamela and Doug Pinner represented McNeil Management.

2. Approval of Minutes

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

On Motion: Duly made by Mark Braverman, second by Paul Pamrow and carried unanimously.

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

3. Guest Speaker Presentation:

Irrigation Repair: Ray Arneson, Second Irrigation, spoke regarding the repairs to the irrigation system to date and the approximate 30% remaining to be repaired. It was determined the 5 zones at the soccer field will not be repaired.

On Motion: Duly made by Olin Barnett, second by Charlie Leo and defeated with three in favor and four opposed.

Motion Defeated: To move ahead with irrigation repairs.

On Motion: Duly made by Mark Braverman, second by Paul Pamrow and defeated with two in favor, five opposed.

Motion Defeated: To allow Second Irrigation to complete zones currently in progress and bill accordingly, then for the board to seek an independent inspector to review work thus far and price remaining work.

On Motion: Duly made by Olin Barnett, second by Marsha Riddle and carried with six in favor and one opposed.

Resolve: To move ahead with irrigation repairs at a total not to exceed \$45,000 with situation reports every two weeks or as emergency dictates.

On Motion: Duly made by Mark Braverman with no second.

Motion Failed: Request attorney review of approval process for irrigation refurbishment completed thus far to determine compliance with purchasing policy and recommend actions if/as appropriate.

4. Reports of Officers/Committees:

Social: Jim Barber gave brief update on social activities. Requesting volunteers to assist with annual party. Obtaining gift cards from newsletter advertisers, food truck vendor, etc. to use as prizes for social events.

ACC: Charlie Leo presented his recommendation to implement a yard of the quarter program to promote improvements in lawn maintenance.

On Motion: Duly made by Charlie Leo, second Paul Pamrow and defeated with a vote three in favor and four opposed.

Motion Defeated: To approve yard of the quarter program with \$25 Amazon gift card prize.

On Motion: Duly made by Charlie Leo, second by Mark Braverman and carried four in favor and three opposed.

Resolve: To approve new candidates for ACC by allowing ACC to propose three new members from five available candidates and recommend to board for approval via email.

Budget/Financials: Manager presented financial information and responded to questions from board members and homeowners. Manager explained insurance appraisal process and provided quotes for board review. Manager will obtain worker's comp insurance quote prior to next meeting.

On Motion: Duly made by Mark Braverman, second by Tom Leavitt and carried unanimously.

Resolve: To approve the FPAT, LLC \$800 insurance appraisal proposal.

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On Motion: Duly made by Charlie Leo, second by Olin Barnett and carried six in favor, one abstain.

Resolve: To approve payment of Accurate Drilling invoice for refurbishment of variable speed regulator at irrigation well pump.

On Motion: Duly made by Charlie Leo, second by Paul Pamrow and carried five in favor, one opposed, one abstaining vote.

Resolve: To approve payment of Second Irrigation invoices as presented.

Governing Documents Update: President formed committee to review documents as approved by Board at previous meeting. Committee members are Adrienne Vining, Dave Hodges and James Barber. The committee is working on a draft document for recommendations and attorney review. The committee is aware of constraints regarding document updates, notice requirement and voting by the community.

5. Unfinished Business:

Furniture Update: Nothing addressed.

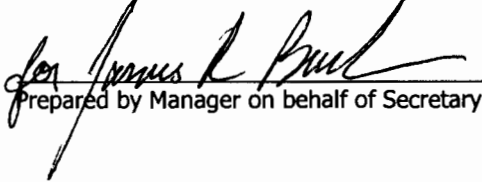
6. New Business:

Public allegations of misconduct at board meeting last month. Board clarified that allegations were not referring to Charlie Leo. No action taken.

7. Adjournment:

On Motion: Duly made by Mark Braverman, second by Tom Leavitt and carried six in favor, one opposed.

Resolve: To adjourn the meeting at 9:04 p.m.


Prepared by Manager on behalf of Secretary