

**BRENTWOOD HILLS
HOMEOWNERS ASSOCIATION
Board of Directors Monthly Meeting
January 20, 2020**

Roll Call

Proof of due notice

Reading of minutes (motion)

Reports of Officers/Committees

- Social – Jim

- ACC – Dave

- Budget – Doug/Charlie

- Grants – Paul

Unfinished Business

- Update regarding landscaping, power washing, IT services contract, community project, vending machines

- Policy regarding parking on grass

New Business

1. Policy regarding in-home business
2. Recall petition requirements
3. Irrigation
4. Legal representation
5. Food Truck Fridays
6. Pool Food Vendor
7. Entrance renovation

February Agenda Items:

Adjournment

1. In-Home Business Policy Letter

Bringing Motion:

Seconded:

Motion: Approve the drafting and legal review of In-Home Business Policy Letter that further defines but does not contradict the language in the DOC.

Amplifying Information: DOC, Art VI, Sec 7, para 4, pg 13 - No house or other structure on any residential lot shall be used for commercial or business purposes.

This shall not apply to Model Homes so designated by the DECLARANT. Each Owner shall refrain from any act or use of his lot which could reasonably cause embarrassment, discomfort, annoyance, or nuisance to the neighborhood. No noxious, offensive or illegal activity shall be carried on upon any lot.

2. Recall of Director, Petition Requirements

Bringing Motion:

Seconded:

Motion:

Amplifying Information: A petition may come requesting recall of Director by quorum of member's vote. Currently no requirement regarding petition. Propose 78 separate members' signatures to have resources allocated and prevent frivolous requests.

3. Irrigation Approval

Bringing Motion: Mark

Seconded:

Motion: To allocate a ceiling of \$600 for Second Irrigation to perform exploration and potential solution that may preclude the requirement for a separate well drilled.

Amplifying Information: From Ray – "I need permission to track the wires to find the valve which is sticking and to see the possibility of using the current system to irrigate the forest."

4. Legal Representation

Bringing Motion:

Seconded:

Motion: To use Pilka and Associates as our primary legal representation, operating within our current 2020 budget.

Amplifying Information: Pilka & Assoc are experienced, local and willing to attend meetings, when necessary. Gradual transition of tasks; retain full complement of legal representation. Review costs and performance before 2021 budget (Oct 2020).

5. Food Truck Fridays

Bringing Motion:

Seconded:

Motion: To permit a single food truck on BH premises in accordance with the legal guidance previously provided.

Amplifying Information: Anne advised we are able to host food trucks on our property, advising that we ensure they have all required certifications and licenses and insurance. She also advised the truck be parked along a curb so not to require backing (reverse) at any time and cones be placed around the vehicle on all sides and other safety precautions deemed prudent to protect the membership.

6. Pool Food vendor

Bringing Motion:

Seconded:

Motion: To explore the presence of a pool food vendor adhering to all local government requirements.

Amplifying Information: The vending machines have been removed due to lack of proper operations. Vendor would potentially operate a high-season concession stand and year-round vending machines.

7. Entrance Renovation

Bringing Motion:

Seconded:

Motion: To allow a cap of \$550 for renovating the interior entrance space of the community center.

Amplifying Information: Amy has this task, with a plan in place. Funds would come from Repairs and Improvements.