

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 17, 2020 Meeting Minutes

1. Call to Order - Certifying of Quorum

The meeting was called to order by Jim Barber at 7:02 p.m. and he stated live streaming of the meetings will begin tonight. It was confirmed that timely meeting notice occurred. Directors Marsha Riddle, Olin Barnett, Laura Pekarek, Adam Crawford, Charlie Leo, Paul Pamrow, Mark Braverman and Dave Hodges were also present. It was determined that a quorum was established. Doug and Pamela Pinner represented McNeil Management.

2. Approval of Minutes

On Motion: Duly made by Dave Hodges, second by Adam Crawford and carried unanimously.
Resolve: To waive reading and approve the minutes as presented by manager.

3. Reports of Officers/Committees:

Social: Jim Barber indicated the committee was preparing for the April 11 grand event. The Easter Egg Hunt will occur in the morning and the party immediately following will include games, comedy show and a band. Lunch and dinner will be served.

ACC: The committee is working on rewriting guidelines and will host a workshop with open discussion. They are also working on a user friendly, online version of the architectural form. The average turnaround on current owner alteration requests is no more than 3 days.

Budget/Financials: Manager presented financials and responded to questions. Owners who have not paid the January assessment will be turned over to the new attorney for collection action next week.

Grants: Paul Pamrow reported the grant meeting with the county was cancelled as the liaison was ill. Waiting to hear regarding re-scheduling. No update is available on the irrigation low-flow grant.

4. Unfinished Business:

Landscape Update: The landscape is complete at the Mt. Carmel entry and the interior entry monuments (black and gold) have been landscaped. The flower rotation has occurred, and the distressed, small plants should open. Any dead plants will be replaced.

Security Cameras: The board is looking to JABX to repair items prior to the end of their contract on February 29, 2020. The Association will receive the service, withhold payment or require a refund.

Field Project: The vendor is contracted to finish no later than March 20, 2020. The vendor will pay a \$150 per day penalty beyond that date. The see-saw set and base have been relocated with volunteer efforts and a \$100 expense.

Reforestation Project: A new well is not required. However, a new battery-operated controller and new irrigation lines will be required. The Association is utilizing grant money to lower these expenses.

Recall Petition:

On Motion: Duly made by Dave Hodges, second by Charlie Leo and carried with 7 in favor and 2 opposed.

Resolve: For a recall petition of director Olin Barnett to appear on the ballot at the annual membership meeting.

Concession Stand: Open to community vendors first, then Board will assess to determine next step.

BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

Annual Election Process: Jim Barber explained that the Association cannot send out candidate bios with the initial meeting announcement as candidates have not had the opportunity to identify themselves as candidates. The board will not be using Next Door as a means of communication.

On Motion: Duly made by Adam Crawford, second by Dave Hodges, carried unanimously.

Resolve: To spend approximately \$2,500 to send a community-wide mailing including candidate bios.

Community Security: Deputy in attendance can send pamphlets for neighborhood watch program and have them available for the annual membership meeting in March. Jim Barber indicated that the budget will be busted trying to hire full-time security as private security is unaffordable. Owners need to ensure they lock their car doors, garage doors and home entry doors. Additionally, everyone needs to look out for one another.

5. New Business:

Purchasing Policy: As the current policy is 20 years old, the board discussed increasing the limits.

On Motion: Duly made by Dave Hodges, second by Paul Pamrow, carried 6 in favor 3 opposed.

Resolve: To increase the upper limit to \$7,500 for a preferred vendor, an emergency or 3 out of 4 officers in agreement.

Power Washing Proposal:

On Motion: Duly made by Mark Braverman, second by Dave Hodges, carried 8 in favor 1 opposed.

Resolve: To clean entry signage and certain areas at the amenity center and pool area prior to the April 11 event at an expense of \$3,110.

Irrigation: The monthly irrigation inspection contract is \$900 and there was discussion to allow \$700 monthly in repairs without prior board approval.

On Motion: Duly made by Adam Crawford, second by Charlie Leo, carried unanimously.

Resolve: To change the contract language allowing up to \$1,600 total monthly expense without prior board approval.

Legal Action: The board discussed bringing legal action against director Olin Barnett.

On Motion: Duly made by Dave Hodges, second by Laura Pekarek, carried 7 in favor 2 opposed.

Resolve: To allow attorney Dan Pilka one hour at \$250 to determine if there is a case for seeking legal action against director Olin Barnett for behavior unbecoming, violating fiduciary responsibility and potential slander to board members and homeowners.

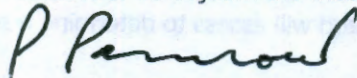
Community Fence Clarification: There is no wood fencing owned by the Association.

Policy Letter: Mark Braverman is interested in a clarification of the parking on grass policy approved by the board at a previous meeting as he stated it was different than what was mailed to homeowners.

Adjournment: The March 16, 2020 meeting is the annual membership meeting.

On Motion: Duly made by Dave Hodges, second by Mark Braverman and carried unanimously.

Resolve: To adjourn the meeting at 8:48 p.m.



Prepared by Manager on behalf of Secretary