

# BRENTWOOD HILLS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting July 20, 2020 Meeting Minutes

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

The meeting was called to order by Dave Hodges, president at 7:00 p.m. It was confirmed that timely meeting notice of 48 hours occurred. Directors Olin Barnett, Laura Pekarek, Adam Crawford, Charlie Leo and Adrienne Vining were also present. It was determined that a quorum was established. Doug Pinner represented McNeil Management.

### 2. Approval of Minutes

**On Motion:** Duly made by Adrienne Vining, second by Laura Pekarek and carried unanimously.

**Resolve:** To waive reading and approve previous board meeting minutes as presented by manger.

### 3. Management Reports

Manager presented the financials, delinquencies and violations reports and there were no questions.

### 4. Board Officers & Committee Reports

**Vice President:** Laura Pekarek shared information regarding the pine forest. She presented a power point presentation showing the original condition and shared history of the various efforts through the years. She described the plans and options thus far for Phase 1, but they are still looking for suggestions. She responded to various questions and input from the attendees.

**On Motion:** Duly made by Laura Pekarek, second by Adam Crawford and carried unanimously.

**Resolve:** To delay the reforestation and form a committee to conduct additional research.

**On Motion:** Duly made by Laura Pekarek, second by Adrienne Vining and carried unanimously.

**Resolve:** For the committee to conduct initial meeting within 2 weeks, with additional ad-hoc meetings thereafter, providing monthly status reports to the board.

**ACC:** Good turnaround, going well.

### 5. New Business

#### Violation Report Review:

**On Motion:** Duly made by Adam Crawford, second by Laura Pekarek and carried unanimously.

**Resolve:** To forward ten (10) persistent violation matters to the attorney, per the list of units as presented by Dave Hodges.

**Pool Access Policy & Physical Security:** Dave indicated there are concerns regarding individuals tailgating others through pool gate without using a pool card. Dave suggested the use of a visitor log to have visitors sign in upon arrival with a resident, so the resident understands they are responsible for their guests. Board also considering changes to guest limit based on member age. New suggested policy is for members who are 21 or over, being allowed to bring along up to 6 guests. Previous policy allowed members 18 or over up to 6 guests. Board will be working on amenity rules posted on the website.

**On Motion:** Duly made by Laura Pekarek, second by Adrienne Vining and carried unanimously.

**Resolve:** Create a guest/visitor log for sign-in at the amenity center.

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**On Motion:** Duly made by Adrienne Vining, second by Laura Pekarek and carried unanimously.

**Resolve:** Approve new rules that a resident from age 12-20 years is allowed up to 2 guests/visitors and residents age 21 years or over are allowed up to 6 guests.

**Board Vacancies:** The following board candidates introduced themselves and shared information – Ed Campbell, Ron Goeddaeus and Denise Stearns. The board voted by secret ballot for each candidate.

**On Motion:** Duly made by Laura Pekarek, second by Olin Barnett and carried.

**Resolve:** To appoint Ed Campbell to Class III Director vacancy.

**On Motion:** Duly made by Olin Barnett, second by Charlie Leo and defeated.

**Resolve:** To appoint Denise Stearns to Class II Director vacancy.

**On Motion:** Duly made by Adam Crawford, second by Olin Barnett and defeated.

**Resolve:** To appoint Ron Goeddaeus to Class III Director vacancy.

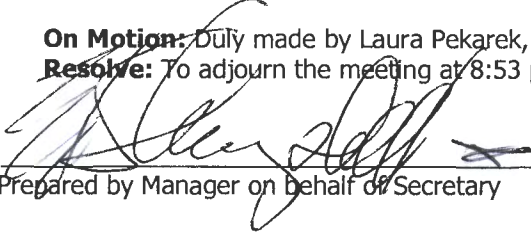
## 6. Owner Comments

Hydraulic spill on county road, owner trees overhanging sidewalks along Brentwood Hills Blvd. and sidewalk issues.

## 7. Adjournment: The next board meeting is August 17, 2020.

**On Motion:** Duly made by Laura Pekarek, second by Charlie Leo and carried unanimously.

**Resolve:** To adjourn the meeting at 8:53 p.m.

  
Prepared by Manager on behalf of Secretary