

BRENTWOOD HILLS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Special Meeting Minutes

July 24, 2025

1. Call to Order & Roll Call: The meeting was called to order by Olin Barnett, President at 7:15 PM due to rain delay.

- Roll Call of Directors/Verification of Quorum: Olin Barnett (President), Adam Bouters (Vice President) and Don Pohlmeier (Treasurer), Larry Lewis (Secretary), Glen Greenly were present. A quorum was established. Mcneil Management was not present.

2. Proof of Notice

- Verification of Timely Notice of Meeting: Timely posting of meeting notice and agenda were confirmed by placing it on the HOA website. And at the conspicuous location at the community center in accordance with HOA Bylaws on 7/22/25.

3. Reading of Minutes

- Pohlmeier made a motion to approve minutes of July 8th, 2025 Board of Directors meeting and forgo reading of the meeting minutes; second by Bouters. In favor - Bouters, Pohlmeier, Lewis, Barnett, Greenly. Motion passed to accept minutes of 7/8/25 Board Meeting.

4. Directors reports:

- **President Report:**
 - Mentioned electrical disruption and fix on 7/2/25, and several items that have been repaired or replaced in the community center.
- **Vice - President Report:**
 - Nothing to report
- **Treasurer Report:**
 - Nothing to report
- **Secretary Report:**
 - Nothing to report.

5. **Committee Reports:**

- **Social Committee:** Nothing to report.
- **ACC Committee** - Nothing to report.
- **Community Property Committee** - Community is starting to look better.

6. **Unfinished Business:**

- Nothing discussed

7. **New Business:**

A. APPROVE BOARD OF DIRECTORS RIGHT TO SPEAK POLICY

On Motion: Motion to adopt members Right to Speak policy in Board of Directors meeting policy.

Motion made by Barnett, second by Pohlmeier

- Discussion among Directors that Right to Speak policy was necessary.

Motion Approved by - Barnett, Pohlmeier, Lewis, Greenly, Bouters

B. INVOICES TO APPROVE –UNDER REVIEW AND APPROVE.

On Motion: To approve Invoices:

- Gatetech (Invoice-\$2,456)
- Becker (Invoice-\$1,324)
- Mullis Plumbing (Invoice-\$325)
- Sav-a-buc (Invoice-\$548)
- Brandon Electric (Invoice-\$218)

Motion made by Barnett, second by Bouters

- Discussion among Directors

Motion Approved by - Barnett, Pohlmeier, Greenly, Bouters, (Lewis absent).

C. APPOINT MEMBERS OF BUDGET COMMITTEE

On Motion: Appoint Sala Garbaj to the Budget Committee.

Motion made by Barnett, second by Pohlmeier

- Discussion among Directors and Members

Motion Approved by - Barnett, Pohlmeier, Greenly, Bouters, (Lewis absent).

D. DISCUSS AMENDMENTS TO BYLAWS

On Motion: Discuss bylaw amendments

Motion made by Barnett, second by Bouters.

- Discussion among Directors and Members

Motion Approved by - Barnett, Pohlmeier, Greenly, Bouters, (Lewis absent, returned during discussion).

- Lengthy discussion of amendments to the bylaws.

8. **Adjournment:**

On Motion: To adjourn by Bouters.

Motion made by Bouters, second by Barnett.

Motion Approved by - Barnett, Pohlmeier, Bouters, Greenly, Lewis

**Meeting Adjourned at 9:07 PM