

BRENTWOOD HILLS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Regular Meeting Minutes August 12, 2025

1. **Call to Order & Roll Call:** The meeting was called to order by Olin Barnett, President at 7:25 PM.
 - Roll Call of Directors/Verification of Quorum: Olin Barnett (President), Adam Bouters (Vice President), Don Pohlmeier (Treasurer), Larry Lewis (Secretary) and 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.

3. **Reading of Minutes**
 - Pohlmeier made a motion to approve minutes of July 24th, 2025 Special 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 7/24/25 Board Meeting.

 - Barnett made motion to approve minutes of August 8th, 2025 Special Emergency Board of Directors meeting; second by Pohlmeier. In favor - Greenly, Lewis, Pohlmeier, Barnett, Bouters. Motion passed to accept minutes of 8/8/2025 Emergency Board Meeting.

 - Barnett read minutes to the members present.

4. **Directors reports:**
 - **President Report:**
 - Mentioned toilets that were repaired or replaced in the community center bathrooms. Many trees need trimming and bids will be taken.
 - **Vice - President Report:**
 - None
 - **Treasurer Report:**

- Reported on complete financial status and accounts that need to be changed to our new Board members names.
- **Secretary Report:**
 - NONE

5. Committee Reports:

- **Social Committee:**
 - Norman reported the social committees planned events for 2025.
- **ACC Committee** -
 - i. On Motion: Appoint Todd Mcguire to ACC; Motion by Barnett, second by Pohlmeier
 - 1. Discussion among Directors and Members
 - ii. Motion Approved by Pohlmeier, Lewis, Bouters, Greenly, Barnett
- **Community Property Committee** - Landscaper needs to pick up much more trash and tree limbs. - Barnett

6. Unfinished Business:

- None

7. New Business:

A. DISCUSS BUDGET COMMITTEE DUTIES AND AUTHORITY

On Motion: All invoices must go to Mcneil management services . Mcneil management services will present all invoices to the treasurer and budget committee for approval for payment. The Treasurer and budget committee will present to the board for approval and assign a proper line item from the budget within a timely fashion.

Motion made by Barnett, second by Greenly

- Discussion among Directors and Members

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

B. INVOICES TO APPROVE – UNDER REVIEW AND APPROVE; Mullis Plumbing (2 invoices), Sav A Buc Pool Service, Vista Security

On Motion: The President / Vice -President are authorized to approve sav-a-buc for \$739.46 to replace spa pump.

Motion made by Pohlmeier , second by Bouters

- Discussion among Directors and Members

Motion Approved: Barnett, Pohlmeier, Lewis, Greenly, Bouters

On Motion: Approve invoice to Mullis (\$525 & \$725), sav-a-buc (\$182), Ballinger(\$2873.13), Becker(\$2416.84), Priority Pest control (\$75,\$85,\$75), Vista (\$1280, \$1141.22, 1426.52, 1616.73, 1616.73, 1355.20, 1355.20) United Janitorial (\$2,281).

Motion made by Barnett, second by Pohlmeier

- Discussion among Directors and Members

Motion Approved: Barnett, Pohlmeier, Lewis, Greenly, Bouters

C. DISCUSS AND APPROVE IRRIGATION ASSESSMENT PROPOSALS (WAITING)

On Motion: To approve Proposal #464 from Ballenger, to be taken from irrigation repair budget in the amount of \$5348.64

Motion made by Barnett, second by Pohlmeier

- Discussion among Directors and Members

Motion Approved by - Barnett, Pohlmeier, Greenly, Bouters

Lewis not present.

D. DISCUSS AND APPROVE CLUBHOUSE LIGHTING REPAIR INVOICES, Hawkins Services, Brandon Electric, Starlight Electric

On Motion: To replace 6 pole lights for club house lighting with an amount up to \$3,200.

Motion made by Barnett, second by Greenly.

- Discussion among Directors and Members

Motion Approved by - Barnett, Lewis, Greenly,

Motion Opposed by - Bouters, Pohlmeier

E. DISCUSS PROPOSAL TO RESTRAP POOL LOUNGE CHAIRS

On Motion: To approve proposal to restrap 10 lounge chairs at the pool at the amount of \$1,100

Motion made by Barnett, second by Greenly.

- Discussion among Directors and Members
- Many members commented wanting restrapped chairs.

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

F. DISCUSS PAINT FOR POOL DECK

On Motion: To purchase 5 gallon pool deck white paint to not exceed \$200.

Motion made by Barnett, second by Pohlmeier.

- Discussion among Directors and Members
- Many members mentioned the pool area needed painting

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

G. DISCUSS REPLACEMENT OF FENCES AT MOBILE HOME PARK

On Motion: To take bids sections of fence around the mobile home park

Motion made by Barnett, second by Greenly.

- Discussion among Directors and Members

Motion Approved by - Barnett, Pohlmeier, Lewis, Greenly

Motion Opposed by - Bouters

H. DISCUSS REFUND OF 2024 AND 2025 ANNUAL ASSESSMENT INCREASE OF \$80 WHICH WAS PASSED BY BOARD IN VIOLATION OF BYLAWS

On Motion: Have the president consult the attorney.

Motion made by Barnett, second by Greenly.

- Discussion among Directors and Members

Motion Approved by - Barnett, Pohlmeier, Lewis, Greenly

Motion Opposed by - Bouters

I. DISCUSS AMENDMENTS TO BYLAWS, Bylaw 2/20/2024 and 6/20/2022

Tabled

8. **Adjournment:**

On Motion: To adjourn by Greenly.

Motion made by Greenly, second by Bouters.

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

**Meeting Adjourned at 10:00 PM