

BRENTWOOD HILLS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Special Meeting Minutes September 30, 2025

1. **Call to Order & Roll Call:** The meeting was called to order by Olin Barnett, President at 7:00 PM.
 - Roll Call of Directors/Verification of Quorum: Olin Barnett (President), Larry Lewis (Vice-President), and Adam Bouters (Secretary), and were present. Glen Greenly was on the phone. Sala Garbaj was not present at the start of the meeting. 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**
 - None

4. **Directors reports:**
 - **President Report:**
 - None
 - **Vice - President Report:**
 - None
 - **Treasurer Report:**
 - None
 - **Secretary Report:**
 - None

5. **Committee Reports:**
 - **Social Committee:** None

 - **ACC Committee** - None
 - **Community Property Committee** - None

6. Unfinished Business:

- None

NOTE: Garbaj arrived at 7:05 PM

7. New Business:

- A. INVOICES TO APPROVE –UNDER REVIEW AND APPROVE , Ballenger Land Care (invoice #356 waiting final amount) invoice #357 \$730.01. Locksmith Right Now \$668.75, Panorama Tree Care \$14,590.00, New Tampa Fence \$9750.00, Morningstar Electric (waiting on invoice) Mullis Plumbing (waiting on invoice)

On Motion: To approve Ballenger Landcare final invoice #356 for \$8706.33 and #357 for \$730.01, Locksmith Right Now \$668.75, Panorama Tree Care \$14590, New Tampa Fence \$9750.

Motion made by Barnett, second by Garbaj

- Discussion among Directors and Members

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

Note: Garbaj left 8:35 PM

- B. Discuss proposed versions of 2026 Budget, before Oct 14th meeting.

- Discussion among Directors and Members

- C. Discuss proposed ACC Guideline amendments, before Oct 14th meeting.

- Discussion among Directors and Members

- D. Discuss proposed Bylaw amendments, before Oct 14th meeting

- Discussion among Directors and Members

8. **Adjournment:**

On Motion: To adjourn by Greenly.

Motion made by Greenly, second by Bouters.

Motion Approved by - Barnett, Bouters, Greenly

**Meeting Adjourned at 9:20 PM