

BRENTWOOD HILLS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Regular Meeting Minutes January 13, 2026

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), Sala Garbaj (Treasurer), Adam Bouters (Secretary), and Glen Greenly were present. A quorum was established. Mcneil Management was 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**
 - Motion to forgo reading of minutes and approve Minutes of Regular meeting on 12/02/25.
 - i. Motion by Bouters second By Lewis
 - ii. In favor - Barnett, Lewis, Garbaj, Bouters, Greenly.

4. **Directors reports:**
 - **President Report:**
 - Revisited the discussion of tile roof amendment with a discussion among members and directors.
 - **Vice - President Report:**
 - Nothing
 - **Treasurer Report:**
 - Overview of the 2025 financials
 - **Secretary Report:**
 - Nothing

5. **Committee Reports:**

- **Social Committee**: - Nothing
 - i. Chris Rivera and other resident want to do founders day (Neighborhood was founded) barbecue and wants \$800 around Feb 28th.

On Motion: To allow up to \$800 for a Founder day event.

Motion made by Barnett, second by Garbaj

- Discussion among Directors and Members

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

- **ACC Committee** - Nothing
- **Community Property Committee** - Nothing

6. Unfinished Business:

None

7. New Business:

A. APPROVE EXTRA \$150 FOR PARKING LOT REPAIRS

On Motion: To approve an additional payment to AMJ of \$150 for parking lot repair.

Motion made by Barnett, second by Garbaj

- Discussion among Directors and Members

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

B. DISCUSS AND APPROVE FURTHER VIOLATION ENFORCEMENTS

Discussion among directors on how to elevate enforcements.

C. DISCUSS SUBMITTING RFP BID PROPOSALS FOR POOL, JANITOR, LANDSCAPING

Discussion to develop an RFP for Janitorial services, Landscaping, and pool resurfacing with McNeil Management (Doug).

D. DISCUSS AND APPROVE LIGHTING FOR PLAYGROUND AREA

- Waiting for proposal

On Motion: To change the closing time of the pool area and Vista to 8 P.M. starting on 1/19/26.

Motion made by Barnett, second by Garbaj

- Discussion among Directors and Members

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

E. APPROVE INSURANCE WORDING STATEMENT FOR RESERVATIONS AND RULE SHEET

On Motion: To approve revised reservation rule sheet that includes insurance paragraph.

Motion made by Barnett, second by Garbaj

- Discussion among Directors and Members

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

F. DISCUSS FINANCES FOR 2025 AND 2026

On Motion: To approve Doug to transfer \$40,000 from operating to reserves.

Motion made by Barnett, second by Bouters.

- Discussion among Directors and Members

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

8. **Adjournment:**

On Motion: To adjourn by Bouters

Motion seconded Sala

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

**Meeting Adjourned at 9:12 PM