

Brookwood HOA Annual Meeting – November 19, 2020

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| Location: | Virtual Meeting over Zoom |
| Call to order: | 6:02 pm |
| Adjourn: | 7:28 pm |
| Next Meeting Location: | Virtual Meeting over Zoom |
| Next Meeting Date: | Tuesday, December 1, 2020, 6:00 pm |

Introduction of the Board and FirstService Residential

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| Chris McGuyer | President |
| Tobi Barnett | Vice President |
| Gloria Wolfe | Secretary |
| Jeff Cusick | Treasurer |
| Jeff Mehlin | Member at Large - Pool Committee Chair |
| Carolyn Beuttel | Member at Large - Architecture Review Committee Chair |
| Chris Merkel | Member at Large - Landscape Committee Chair |
| Tara Sherich | Social Committee |
| Lauren Whelchel | FirstService Residential |

Member not in Attendance

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| Heather Carmichael | Member at Large - Social Committee Chair |
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Minutes

- Chris McGuyer called the meeting to order and Gloria seconded.
- Chris McGuyer moved to approve 2019 Annual Meeting minutes, Carolyn seconded. Passed

Social

- Due to Covid-19 restrictions, social activities were limited in 2020 to treats by the pool and an Easter Bunny drive through. Tara will post details of a Santa drive through on eNeighbors once a date is set.

Pool

- Jeff M discussed the damaged pool slide that will be repaired once a replacement section is located.

ARC

- Carolyn discussed importance of completing the ARC form with details of the construction request. The ARC form and fence examples can be found on eNeighbors.

Landscape

- Chris McGuyer gave overview of landscape that includes irrigation, mowing, trees and seasonal plantings. Lawngeivity is under a multi-year contract with one year remaining. Dying trees continue to be an issue along 143rd and Switzer. Due to budget constrictions, trees are not replaced one for one.
- Trees are usually taken out in the Fall with new trees planted in the following Spring.

HOA Financials

- Lauren reviewed 2020 YTD Financials, budget vs expense summary.
- Jeff C reviewed the 2021 Budget including a 5% dues increase. A pie chart illustrated the 2021 Expenditure Allocation.
- Chris Merkel went over his Capital Improvements & Reserve Study.

2021 Proposed Improvements / Projects

- Ongoing tree removal and replacement.
- Parking lot light replacement.
- Playground surface size reduced and remulched.

Responses to Homeowners Questions

- ARC fence information and pictures on eNeighbors.
- Pool camera usage for trespassers? Specific days can be reviewed. Security company was also hired during the Summer for evening closure.
- Pool parking lot light will be replaced.
- Revisit solar options. State Law can override HOA Bylaws, then HOA determines details of acceptable solar options. Homeowners are welcome to submit proposals for review.
- Berm condition needs to be looked at by 14300 Connel St.
- Two homeowners plan to revisit the Trampoline Amendment for Brookhollow. Bylaws require 2/3 of homeowners to pass the amendment.

Vote on 2021 Board


Votes/proxies were counted by Lauren.

Announcement of New Board – by Acclamation

Chris McGuyer
Tobi Barnet
Gloria Wolfe
Jeff Cusick
Carolyn Beuttel
Alissa Bundy

Meeting Adjournment

Chris McGuyer made a motion to adjourn with a second from Jeff C. Meeting adjourned 7:28 pm.



Signature

11/9/21

Date