

BROOKSIDE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
ANNUAL OWNERS MEETING
MINUTES
FEBRUARY 5, 2015

CALL TO ORDER

The meeting was called to order at 6:35 PM.

INTRODUCTION OF BOARD MEMBERS

Betty Hooper, David Bryant, Mike Lane, Regina McCartney, Jerry Lenox, Anne McDowell, Kim Coffey and Karen Reardon introduced themselves. All owners present introduced themselves.

QUORUM ANNOUNCEMENT

Kim Coffey reported that there are 16 owners represented in person or by proxy. A quorum has been established.

2014 ACCOMPLISHMENTS

Successful Transition to Management Company: Betty reported that we have had a successful transition with Etheridge Property Management. It has helped out the Board tremendously. They handle payments, pool keys, any questions an owner may have, they deal with the vendors and they inspect the property regularly.

Pet Enforcement: Kim reported that we had numerous pet violations so the Board is now enforcing the covenant s regarding pets. The Board has allowed long term owners/renters to request a waiver for their pet. Going forward the Board will be enforcing the pet restriction.

Parking Enforcement: Kim reported that we are enforcing the parking rules in regards to inoperable vehicles and parking in visitor spots. We are putting notices on vehicles for people who are in violation and if they do not comply their vehicles will be towed.

Dues Collection: David reported that the dues are now assessed on a monthly basis and this has made a huge difference in collections. It is easier for people to pay, we receive payments more timely, and we are collecting late fees for those who pay late.

Prepayment of Siding Loan: David reported that the Board decided to pay extra principal each month. At the current rate the loan will be paid off at the end of 2016. This is a year early.

Nominating Committee: Betty reported that there was a Nominating Committee formed this year to anyone who wanted to serve on the Board. It was made up of one board member (Anne McDowell) and 3 other owners (Sonia Miller, Liz Simpson, and Freda Bederman). The notice was put out to all owners and a notice was posted on the bulletin board for anyone interested.

Fining Committee Formed: Mike reported that the Board established a fining committee to help with the enforcement of the rules and regulations. The covenants allow for the Board to fine for infractions of established rules/regulations. The committee serves as a check and balance should the Board vote to fine.

Neighborhood Grant Application: David reported that the association has applied for a grant and we should know by March if the association is approved. The grant was for tree removal at the entrance along with a little bit of landscaping and installation of street lights.

GUEST COMMENTS:

An owner requested for his tenant to be allowed to have 2 small dogs. Betty stated that he would need to submit request in writing to the Board.

Feral cats and cats running loose were discussed. Betty reported that this has been an issue in the past. Animal Control is not very much help.

The renters versus owner ratio and the current amount of the rental rates within Brookside were discussed.

Pat discussed people coming onto the property and fishing in the creek. David reported that he and Mike have ran a few people off and we are looking into putting up no trespassing signs down by the creek.

Pat also brought up securing a recyclable dumpster. David reported that they have talked about this before. The questions came up of where to install the dumpster, as it has to be put on a concert pad.

Pat also reported on the ground by her unit. She stated it is very soggy. We may want to consider bringing in sand to help with the drainage issue.

ELECTION OF 2015 BOARD OF DIRECTORS

The slate of nominees who volunteered to serve is as follows: David Bryant, Betty Hooper, Mike Lane, Jerry Lenox, Regina McCartney, Anne McDowell, Karen Reardon, Mathew Hooper and Pat Isler. We had no further nomination from the floor. At this time it was requested for all ballots to be turned in. Betty reported that members who run for the board cannot be delinquent on any financial obligation to the HOA.

2015 GOALS/TOPICS:

Finish Pool Renovations within the Established Budget.

David Bryant reported that the pool renovations are underway. He stated there has not been any work since it was built. The Board obtained quotes for the pavers for the entire pool deck, stuccoing the wall, replacing the coping with pavers, installing a new black coated fence, and installation of a raised deck. All new pool furniture will also be purchased. The project should be completed within the next few months.

Monitor Needs and Ensure Adequate Reserves:

David Bryant reported that the Board tries to establish adequate reserves. We put a little bit of money into the pots every year and we will continue to do that.

Amend Covenants and Restrictions to Prohibit Sex Offenders/Predators and/or Convicted Felons

Betty wanted to bring this up before the membership to see what their thoughts were on the subject. This can affect property values and deter people from buying in Brookside. Many HOA's throughout the country have amended covenants to prohibit such residents. Courts have upheld the HOA's right to ban sex offenders and felons as residents. In order to amend the covenants it would require 75% of members to vote in favor. Betty wanted to know from the owners present is this something that they are interested in the association pursuing. Many owners present expressed their opinion; some in favor and some against. The Board will review the comments made and determine next steps.

FINANCIAL REPORT

2014 Financial Compilation: David Bryant reviewed the year-end compilation report. The association ended the year with about \$16,000 more in the bank accounts. The balance on the siding loan is now \$98,000. The net income for the year was \$54,000. Income was \$19,000 more than last year, due to collecting \$16,000 more in dues, more late fees, less major repairs and that is even with paying a management company.

ADJOURNMENT

The meeting adjourned at 8:10 PM.