

**Woods of Brushy Creek Homeowners Association  
Minutes of Board Meeting  
Held on Monday, August 18, 2008**

**Board Members Present:**

Stuart Taylor, President  
Bo Spencer, Vice-President  
Melinda Connor, Treasurer

The meeting was moved upstairs to the dining room at Merrill Gardens because the library could not hold everyone. The meeting was called to order at 7:02pm.

The landscape architect hired by the board, David Bost, presented his designs for the new neighborhood signs at Cornerwood/Racine and Cornerwood/Monona.

David Bost explained that the sign at Cornerwood and Racine is being redesigned to add sidewalks on this corner lot, add a walkway and plaza area with seating around the large oak tree, change the design of the sign so that the words are not obstructed by the utility lines while utilizing existing crape myrtles and yaupon hollies. David presented a design with a 3' tall curved wall with the neighborhood name, website address & "a deed restricted community" on both ends of the wall. Two circular beds are in front of the sign, one 2' high and the other 1' high.

The existing stone wall at Cornerwood and Monona would remain to provide privacy for homeowners but the name plate would be removed and a new sign erected closer to the street on a 45 degree angle for better visibility. The sign would be made of native limestone and would include a raised planter around the whole sign. The existing stone columns will be removed.

Stuart asked about uplighting for the large oak tree at the Cornerwood/Racine sign and David said he would add that to the plans. He also noted that additional lighting will be added to illuminate the new walkways around the signs. It was decided that concrete bollards would be least prone to vandalism and they will include electrical outlets for Christmas lights or other electrical needs.

For the lettering on the signs, a raised metal design was originally considered but concerns about vandalism led to the decision to blast the letters into the stone. The letters of the neighborhood name will be 11" tall and the website name and deed restricted community will be 6".

Homeowner [Name Removed] asked about having a standard location for signs about meetings, pool keys, garage sales, etc. Stuart Taylor explained that sleeves will be added to the new neighborhood stone signs to hold the signs for

meetings, garage sales, etc. Bo Spencer recommended getting the size of the big neighborhood garage sale sign to make sure sleeves are big enough.

David Bost said the sign designs are 90-95% complete. He still needs the location & size of the sleeves, needs to finalize the flat panels for the words on the curving wall and needs to prepare the construction elevation.

Bo Spencer asked David Bost for the following:

- demolition plans clearly showing the extent of demolition required so that proper pricing could be prepared by bidders
- At least 3 bidders to bid on the project
- Make sure there is power at the rear of the Racine sign
- 2 sets of drawings for he and Stuart to review and markup before anything is released to the homeowners

Melinda Connor gave the **Treasurer's Report**:

Cash -checking	\$7,894.71
Compass CD	\$10,500.32
MMA account	<u>\$121,016.50</u>
Total assets	\$140,016.50

For the month of July we had income of \$2,976.08 and expenses of \$12,062.32.

In Dan Marcotte's absence, Stuart Taylor gave the **Pool Report**.

- The estimate to replace all of the wiring was \$6k, so we are getting additional bids.
- The light over door is not working because of a voltage problem. Stuart tried to fix it, but it will have to wait for the electrician, when we find one.
- The plumber is working to fix the leak in the shower.
- The commercial size water heater has been disabled because it was costing the HOA an exhorbitant amount of money every month. Using solar panels to heat the water for the shower was discussed as a possible future option.

### **Citizen Communications:**

[Homeowner Names Removed] Racine Trail presented the following concerns:

1. They are seeing a significant problem with people speeding along Racine Trail and they asked if we could get the sheriff's office to start writing tickets on Racine. Stuart Taylor said that Meredith Denton-Hedrick (newsletter committee) has a very good working relationship with Tom Clark, the General Manager of the MUD, who would be the one to get the sheriff's office involved. Stuart will talk to Tom about this. Melinda Connor offered to talk to Office Danny at Cedar Valley. [Homeowner name removed] also recommended getting our County Commissioner, Valerie Covey, involved.

2. The [Homeowner Name Removed] live on property that backs up to a greenbelt that has not been adequately maintained. The weeds have gotten very tall and now there is a problem with snakes and rodents. Bo Spencer suggested that the Jones's meet with Tom Clark (GM of MUD) because the WBCHOA is not responsible for the maintenance of the greenbelts.
3. There is a rental house next door to the [Homeowner Name Removed] on Racine Trail that is vacant now and is not being maintained. The back yard hasn't been cut in 2 years and there is a problem with vandalism. They have reported this to Marilyn Childress (HOA management company) but have not seen any results. Are the owners being fined? What else can be done? Marilyn Childress was not at the meeting, so the board agreed to meet with Marilyn to review the actions that have been taken so far and determine the next step to get this resolved.
4. A very large boat is being stored at a neighbor's house on Racine. The [Homeowner Name Removed] have discussed this with Marilyn Childress but it continues to be a problem. Bo Spencer said he has heard that some homeowners have decided that it's cheaper to pay the fines levied by the HOA than it is to store the boat at a storage facility. Marilyn Childress was not at the meeting to verify that the homeowners have received notices. The board will meet with her to find out the current status and discuss appropriate followup.

Several homeowners said they felt the HOA and management company should focus on the rental properties in the neighborhood because they are the ones that usually suffer from lack of maintenance.

Someone asked how difficult it would be to change the bylaws regarding rental properties. Bo Spencer said it is almost impossible to change the bylaws because 75% of the 700+ homes would have to approve. He stressed the importance of neighbors reporting problems to the HOA and being diligent.

Homeowner [Name Removed] requested a copy of the HOA budget. Melinda Connor said she would check with Marilyn Childress to make sure that information is available to the public and to see if we can post it on the website. [Homeowner Name Removed] said she has talked to Marilyn several times and is very disappointed with the way Marilyn is handling violations and that was the reason for her attendance at the board meeting that night.

Donna Taylor gave the Landscape Committee Report. Donna has narrowed down the nominees for the next Yard of the Month. Several yards in the neighborhood are looking really bad...dead shrubs & lawns, overgrown shrubs, weeds and grass in beds. She took pictures of them for the management company to issue notices.

There is a tree on the side of the house at [Address Removed] that has extremely low branches that scratch vehicles using the car-rider line for Great Oaks Elementary. Donna gave this information to Marilyn Childress at the last board meeting. We need to make sure this is taken care of before school starts on Tuesday.

The general meeting was adjourned at 9:10pm and the board members met with [Homeowner Name Removed] to discuss the 8' fence that was recently installed by their neighbor, [Homeowner Name Removed] and to discuss yard maintenance with [Homeowner Name Removed].

In the absence of the HOA Secretary, Dan Marcotte, minutes prepared by Donna Taylor, Landscape Committee.