

Woods of Brushy Creek Homeowners Association

July 20, 2015

Open Meeting

1. Call to Order: 6:35pm
2. Previous Minutes –
 - Need to approve April 20, 2015 minutes.
 - Need to change date of annual meeting from 3rd Monday to 4th Monday in January.
3. Property Managers Report –
 - Get larger “No Smoking” signs for pool
 - Review pool rules at next executive meeting
 - Change porter service to Tuesday and Friday or Saturday
 - Pool cleaning by Genesis (Dan Marcotte) 3 days per week (Monday, Wednesday, Friday) at \$10, 920 annual cost. Andrew Johnson approved, Melinda Connor seconded the vote and Dan abstained. Budget approved by board.
4. Financial Statement -
 - Andrew reviewed the income statement.
5. Grounds
 - Discussed mowing grass next to sidewalk on east side of Cornerwood Dr. by technology center. Andrew Johnson agreed to determine who is responsible for maintaining this property.
 - Melinda Connor reiterated need for MUD permits for acc application, specifically anything pertaining to residential water usage.
6. Upcoming Meeting - October 19, 2015. **Budget will need approval at this meeting.**
7. Homeowner concerns –
 - **Dog attack from 8421 Cornerwood Dr.** First violation has been sent to owner. Discussed sending violation for fence on property being in disrepair.

Executive Meeting

1. Violations
 - **15717 DePeer Ave.** has multiple non-family members living in it. Homeowner: Cecile Lynne West 5650 Glen Echo Dr. Howell, MI 48843 Board requested that notice be sent that homeowners are not complying with CCR single family requirements.
 - **15713 DePeer Ave.** has paper trash bags on curb and sidewalk

- **8427 Cambria Dr.** - Board agreed to drop paint color issue

2. Delinquencies

- Andrew Johnson has agreed to contact top 5 homeowners with highest delinquency amounts owed and attempt to negotiate with them.

3. Adjournment -

- Meeting adjourned at 8:00pm