

# **Woods of Brushy Creek Homeowners Association July 18, 2016**

## **Open Meeting**

1. Call to Order: 6:33pm

2. Previous Minutes

- April 18, 2016 minutes approved. Melinda Conner moved to approve the minutes. Leslee Beldotti seconded the motion.

3. Property Managers Report

### **Pool -**

- Andrew Johnson has posted signs containing pool rules at the club house.
- Andrew Johnson asked that Debra Johnson of Goodwin Management provide examples for new towing signs.
- Discussed the need for the pool to be re-leveled and decking to be reinforced.
- Announced that new lounge chairs have been acquired. Board has plans to replace the remaining pool furniture if budget allows.
- New towing sign has been installed at pool parking lot.
- Stu Taylor discussed putting new lights with motion sensors in pool bathrooms. Motion to approve \$200 budget for lights by Andrew Johnson. Seconded by Melinda Conner.

### **Miscellaneous -**

- ACC has agreed to model generator guidelines after state law.
- Mosquito treatment has been completed.
- Plan to request new bids for permanent address sign at pool.
- Plan executive meeting to discuss violation fine policy for community. Andrew Johnson requested that meeting be at pocket park at Cornerwood & Racine to review the park's landscaping needs.

4. Financial Statement

- Stu Taylor reviewed HOA's income statement.
- Discussed reviewing HOA's pool fee due to decreased use of the pool this year and in light of the fact that the MUD is charging considerably less for use of all MUD pools in the neighborhood.
- Andrew Johnson requested that Debra Johnson contact insurance regarding minimum age for pool use unsupervised. Melinda Conner asked Debra Johnson for more information regarding minimum age allowed by insurance to for responsibility of younger children.

## 5. Grounds

- Stu Taylor requested that Debra Johnson contact the HOA's landscaping contractor regarding the excessive trimming of the knockout rose bushes at the pocket park at Cornerwood & Racine.

## 6. Community Update

- Shelly Looney was not available for Neighborhood Watch update.
- Andrew Johnson encouraged everyone to join Nextdoor online.

## 7. Upcoming Meeting

- October 17, 2016 – Budget Review
- Discuss assessment increase for neighborhood at next meeting.

## 8. Homeowner concerns

- Discussed homeowners being prohibited from listing their homes on short-term online rental services. Board is having HOA's legal counsel determine legality of short-term renting in the community.

## 9. Adjournment.

- Meeting adjourned at 7:22pm.