

Woods of Brushy Creek Homeowners Association

April 17, 2017

Open Meeting

I. Call Meeting to Order

- a) Quorum – Meeting called to order at 6:30pm. Quorum met with Andrew Johnson, Leslee Beldotti, Victoria Matus, and Billy Lyles in attendance at start of meeting. Joleen Van-Zanden arrived after meeting was called to order.

II. Review and Approve Prior Meeting Minutes

- a) Minutes for last quarterly meeting on October 17, 2016 reviewed and approved. Andrew Johnson motioned approval, Billy Lyles seconded the motion.

III. Property Manager's Report

- a) Discussed completion of repair and improvements to community pool.
- b) Goodwin management provided pool key signup at meeting.
- c) All lounge chairs at the pool have been replaced. Discussed replacement of remaining furniture. Board agreed to purchase four new chairs to replace old aluminum chairs.
- d) Discussed purchase of stone address marker for community pool. Andrew Johnson moved to approve expenditure for up to \$800, pending delivery and visual inspection. Motioned approved unanimously by board.
- e) No handicap parking spot allotted at pool because the pool is not ADA compliant pool.
- f) ProClean approved by board for same pool cleaning schedule as 2016.
- g) Discussed need to have professional winterization of pool house in 2017.
- h) Need to hire contractor for mortar repair where bricks were removed at pool house for plumbing repairs.
- i) Made tentative plans to have pool grand opening key distribution on May 13, 2017.
- j) Streetlight needed at Neenah Cove and Neenah Ave. Homeowner (Chris Mikulencak) in attendance agreed to poll neighbors within 100' of proposed light for MUD requirements.

IV. Financials

- a) Joleen reviewed HOA financial report. 97% attainment on assessments year to date. Total assets of \$85K.

V. Grounds

- a) Research cost of sidewalk replacement throughout neighborhood during this year. Discuss at next October budget meeting. Need evaluation of sidewalks in entire neighborhood. Put request for sidewalk feedback on Nextdoor.

VI. Upcoming Meeting

- a) July 17, 2017 next meeting.

VII. Homeowner's Concerns

- a) Homeowner in attendance asked about proposed speed limit increase on Monona Ave.
- b) Homeowner asked about volunteering for Parks & Recreation MUD committee.

VIII. Adjournment

- a) 7:27pm