

Woods of Brushy Creek Homeowners Association
October 16, 2017
Open Meeting

I. Call Meeting to Order

- a. Quorum – Meeting called to order at 6:33pm. Quorum met with four members in attendance: Andrew Johnson, Joleen Van-Zanden, Billy Lyles, and Victoria Matus. Paul Rivera was absent.

II. Review and Approve Prior Meeting Minutes

- a. Minutes for last quarterly meeting on July 17, 2017 reviews and approved. Motion to approve by Victoria Matus, seconded by Joleen Van-Zanden.

III. Property Manager's Report

- a. Carmen Glassinger from Goodwin Management reviewed the HOA's financial statement. Current balance is \$51,753.
- b. Goodwin Management reminded the board that payments are posted on the income statement when received.
- c. Board reviewed the quotes that Goodwin Management provided for the pool signs. The board voted in favor of option 2, the 50"x22"x10" sandstone address boulder for \$700. Will request brightest stone available for sign to ensure maximum visibility.
- d. Landscaping proposal provided by Joleen Van-Zanden to the board. Cost for removal and replacement of plants within the budget. The board will postpone voting on the proposal until the next meeting.
- e. The board asked that Goodwin Management requested a copy of the executed contract from Ecosystem to review agreement for Ecosystem to replace mulch, crushed granite, and repair the rain sensor for the sprinkler system.

IV. 2018 Budget Review

- a. The board discussed last year's pool maintenance budget for improvements. Andrew Johnson noted that additional pool maintenance issues still need to be addressed in next year's budget.
- b. The electricity costs for the pool are high due to the cost of running the pumps. All of the budget for electricity goes towards this expense.
- c. Pool service rates have increased for the coming year due to higher cost of business. The board agreed to accept the cost increase and Andrew Johnson signed the pool service proposal.

V. New Business

- a. Broken chairs at the pool were replaced with new ones.
- b. There was an intruder who was sleeping in the women's restroom at the pool, and was apprehended by police. This incident led to the purchase of a Ring camera to be installed for additional security. Will be installed once the wifi connection at the pool is improved.

VI. Upcoming Meeting

- a. January 16, 2018

VII. Adjournment

- a. The meeting was adjourned at 7:03pm.