

**Woods of Brushy Creek Homeowners Association**  
**September 10, 2019**  
**Monthly Board Meeting Minutes**

**I. Call Meeting to Order**

- a. Quorum – Meeting called to order at 6:31 pm. Quorum met with all board members in attendance: Andrew Johnson, Billy Lyles, Victoria Matus, Jeremy Ludyjan and Andleigh Prabhat. Three homeowners were in attendance and Carmen Glassinger, Association Manager of Goodwin & Co. was in attendance.

**II. Communication from Homeowners**

- a. Some of the pathway lights at sign park needs to be repaired
- b. Concern over neighbor with multiple dogs that are constantly making tremendous, constant noise. Owner has not been receptive to friendly discussion.
  - i. Board will review and look at options that HOA can do to help
  - ii. Board requests homeowner to keep log of any issue and communication with as much documentation as possible
  - iii. HOA CCRs has a nuisance clause and a pet limitation clause that homeowner could be violating
- c. Question about short term rentals, such as AirBNB; are they allowed by the HOA? The homeowner is concerned of a neighbor that is currently used for that purpose.
  - i. Previously reviewed by Board and council
  - ii. There is a bylaw that may be applicable but would need clarification in our bylaws

**III. Review and Approve Prior Board Meeting Minutes**

- a. Minutes for last regular quarterly meeting from June 11, 2019 were reviewed and approved. Motion to approve by Andrew Johnson, seconded by Billy Lyles.

**IV. Property Manager's Report**

- a. Carmen Glassinger from Goodwin & Co. reviewed the HOA's financial statement. Current balance is -\$3,356
- b. Carmen reviewed the balance sheet, delinquency report
- c. Reviewed pool maintenance quote.
  - i. Quote hasn't been out to bid in several years, so the board requests soliciting additional bids
- d. Review pool refinishing decking quote
  - i. Refinishing not required
  - ii. Board to review and approve at a later date
- e. Review first draft of 2020 budget
  - i. Board to take draft and review then discuss via email
  - ii. Questions by September 20, 2019
  - iii. Complete by September 27, 2019
  - iv. Due to Carmen October 10, 2019

**V. Old business**

- a. Door to the storage supply room to be replaced at pool
- b. Brivo control panel for pool gate may need to be replaced in future, but will hold off for now.

**VI. Adjournment**

- a. The meeting was adjourned at 7:42 pm