

**Woods of Brushy Creek Homeowners Association**  
**January 14, 2020**  
**Annual Open Meeting Minutes**

**I. Call Meeting to Order**

- a. Quorum – Meeting called to order at 6:37 pm. Quorum met with all board members in attendance: Andrew Johnson, Billy Lyles, Victoria Matus, Jeremy Ludyjan and Andleigh Prabhat. Carmen from Goodwin & Co and many homeowners were in attendance and many proxies were received.

**II. Guest speaker – Paul Hanson, Project Manager of BC MUD**

- a. Updating landscaping and other features at community center including maintenance, other rejuvenation projects at some parks and some pools to be resurfaced features added
- b. Replacing sewage lift system in WBCHOA within the next year
  - i. Will advise immediate neighbors before construction

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

- a. Minutes for last annual meeting from January 15, 2019 were reviewed and approved. Motion to approve by Andrew Johnson, seconded by Billy Lyles.

**IV. President's Report**

- a. 2020 budget – our expenses exceeded income, necessitating an increase of assessment.
- b. Need more community involvement, especially for committees

**V. Property Manager's report**

- a. Carmen reviewed the financials
  - i. 2019 ended up \$6,746
  - ii. 2020 is currently budgeted to end at (\$8,842) loss
- b. Updated landscape services provider

**VI. Board of Directors Election**

- a. Billy Lyles and Victoria Matus ran unopposed and were unanimously elected

**VII. New Business**

- a. Looking forward to new landscaping and other updates in common areas
- b. Trees around pool are becoming a nuisance to cleaning the pool. We will likely do some updating
- c. Resident voiced concerned about those not HOA pool members are still expected to maintain the pool
  - i. The pool is an HOA asset that we are obligated to maintain
  - ii. It will be difficult for the HOA to make any ownership changes and do look at potential options will incur significant expenses
  - iii. The MUD is not interested in taking it over
  - iv. Andrew proposed to move forward with creating an exploratory working group to move forward with any divestiture of the pool will require collecting signatures of 50% of the residents
    - 1. At request of attendees, proposal was amended to 25% of resident signatures needed to move forward, Andrew set motion, Jeremy seconded. Andleigh and Victoria voted Yea, Billy voted Nay

**VIII. Communication from Homeowners**

- a. Resident voiced concern about roads in the neighborhood.
  - i. The roads are maintained by the county and we don't have any updates at this time

**IX. Old business**

- a. None

**X. Drawings – Visa gift card winners**

- a. Linda Mahoney – 15719 N. Delavan Cove
- b. Mike Ingemann – 15703 Racine Cove
- c. Cheryl Spencer – 8208 Monona Ave.
- d. Stuart Taylor – 15911 Two Rivers Cove
- e. Brandi Vanengelenhoven – 8503 Delavan

**XI. Upcoming Regular Meeting**

- a. TBD

**XII. Adjournment**

- a. The meeting was adjourned at 7:46 pm