

Woods of Brushy Creek Homeowners Association
January 18, 2022
Annual Open Meeting Minutes

I. Call Meeting to Order

- a. Quorum – Meeting called to order at 6:32 pm. Quorum met with four board members in attendance with Andrew Johnson, Victoria Matus, Jeremy Ludyjan and Andleigh Prabhat. Ashwin Singh was not in attendance. Carmen Glassinger from Goodwin & Co. with several homeowners in attendance and many proxies were received. Meeting was held via Zoom due to pandemic.

II. Review and Approve Prior Annual Meeting Minutes

- a. Minutes of the last annual meeting from May 20, 2021 were reviewed and approved. Motion to approve by Andrew Johnson, seconded by Victoria Matus. Motion passed unanimously.

III. Property Manager's report

- a. Carmen reviewed the financials
 - i. 2021 ended with a balance of \$85,951
 - ii. Reviewed 2022 budget
 - 1. 2022 is currently budgeted to end at (\$644) loss

IV. Announcement of election results

- a. Prabhat Andleigh was reelected for three more years

V. New Business

- a. As a result of last year's winter storm, many trees will not be able to come back and can become a hazard. Homeowners are asked to take care of dead trees and branches. An architectural review is not needed.

VI. Old business

- a. Each board member introduced themselves to the attendees
- b. Andrew encouraged everyone to utilize Nextdoor, Townsquare, and the HOA website

VII. Communication from Homeowners

- i. A homeowner inquired about trees in public spaces. Most trees are going to be managed by the Brushy Creek MUD
- ii. A homeowner inquired about if there is anything the HOA can do because of the increase of investment houses being used as rentals. The HOA cannot control or limit rental houses, however, homeowners are still responsible for their tenants to abide by HOA rules
- iii. A homeowner inquired about an increase in solicitors and asked if there is anything we can do to limit them. The HOA cannot control solicitors
- iv. A homeowner inquired about a commercial van connecting to electrical boxes and wanted to make sure there isn't nothing to be concerned about.

VIII. Upcoming Regular Meeting

- a. TBD

IX. Adjournment

- a. The meeting was adjourned at 7:01 pm