

**Woods of Brushy Creek Homeowners Association**  
**September 28, 2021**  
**Quarterly Meeting Minutes**

- I. Call Meeting to Order**
  - a. Quorum – Meeting called to order at 6:08 pm. Quorum met with four board members in attendance: Andrew Johnson, Victoria Matus, Andleigh Prabhat and Jeremy Ludyjan; Ashwin Singh was not in attendance. Carmen Glassinger, property manager from Goodwin Management was also in attendance.
  - b. Due Coronavirus pandemic, meeting was held via teleconference.
  - c. There were a few residences on the call.
  
- II. Review and Approve Prior Annual Meeting Minutes**
  - a. Minutes for last regular quarterly meeting from July 20, 2021 were reviewed and approved. Motion to approve by Andrew Johnson, seconded by Jeremy Ludyjan.
  
- III. Property Manager's Report**
  - a. Carmen Glassinger from Goodwin Management reviewed the HOA's financial statement. Current balance is \$76,000
  - b. Carmen reviewed the balance sheet, delinquency report
  
- IV. Communication from Homeowners**
  - a. A homeowner voiced concerns about commercial vehicle violations in the neighborhood. The HOA is doing what they can to enforce
  
- V. 2022 Budget Review**
  - a. The board did preliminary review of the budget
  - b. Deadline to approve is October 6
  
- VI. Review Pool Improvement/Maintenance Quotes**
  - a. The gate into the pool needs updated to a supported platform
    - i. The cost for update is \$1,802.00
    - ii. Andrew Johnson motioned to approve the upgrade. Jeremy Ludyjan seconded. Motion passed unanimously
  - b. 2022 Pool Maintenance proposal
    - i. Cost of pool maintenance increasing slightly to \$11,590
    - ii. Andrew Johnson motioned to approve the quote. Jeremy Ludyjan seconded. Motion passed unanimously
    - iii.
  
- VII. Adjournment**
  - a. The meeting was adjourned at 6:42 pm