

Woods of Brushy Creek Homeowners Association
July 12, 2022
Quarterly Meeting Minutes

- I. Call Meeting to Order**
 - a. Quorum – Meeting called to order at 6:03 pm. Quorum met with all board members in attendance: Andrew Johnson, Victoria Matus, Jeremy Ludyjan and Andleigh Prabhat. Carmen from Goodwin & Co was in attendance.

- II. Review and Approve Prior Quarterly Meeting Minutes**
 - a. Minutes for quarterly meeting from September 28, 2022 were reviewed and approved. Motion to approve by Andrew Johnson, seconded by Victoria Matus.

- III. Property Manager’s report**
 - a. Resolution on short-term rentals
 - i. Some homeowners are using their property as short-term rentals
 - ii. Reviewed resolution to clarify the intent of the CCRs that the properties in our neighborhood are intended to be used as single-family dwellings. Rental agreement must be a minimum of 6-months.
 - iii. Andrew motioned to approve the resolution, Prabhat seconded the motion and all the board members approved.
 - iv. Jeremy will get the document notarized so we can file the document with the county.
 - b. Carmen reviewed the financials
 - i. 2022 Budget versus actuals – overspent on pool costs due to additional \$5,000 in repairs

- IV. Communication from Homeowners**
 - a. Resident voiced concern about the upkeep in the neighborhood
 - i. Discussed that Goodwin does regular drive-bys, and the state has restricted the ability of HOAs to enforce CCR compliance
 - ii. Emphasized that homeowners report violations that aren’t going addressed
 - iii. Action to see if there is the ability to share some anonymized information about violations. This information is presented at the annual meeting.

- V. Old business**
 - a. None

- VI. Upcoming Regular Meeting**
 - a. October 11, 2022

- VII. Adjournment**
 - a. The meeting was adjourned at 6:46 pm