

Brookshire Villas Home Owners Association
Annual Meeting Minutes
January 23, 2016

Opening:

President Carol Baugher called a meeting of the Brookshire Villas Home Owners Association to order at 11:00 AM on January 23, 2016 at the Richland Public Library.

Introductions of the board members and members present were made.

The minutes from the 2015 were read. A motion to approve the minutes was made, seconded and approved.

Treasurer's Report:

Treasurer Diedre Bloom stated she would be stepping down as Treasurer on June 1, 2016. The 6 certificates of deposit will remain as is until June 1.

The Treasurer reviewed the 2015 budget and the proposed 2016 budget. A listing of the reserves for each lot was also provided. Each lot has its own account and the reserves are based on purchase date. All the lots have been painted with 10-year paint and the plan is to stretch the time between paintings as long as possible based on the conditions of the paint.

A question was raised on why each lot has a separate account. It was explained that it is required by the Covenants and that each account is based on when the house was bought and painting expenses. Each account increases each year based on the net income being divided among the all the lots.

A motion to approve the budget was made, seconded and approved.

Water Master Report:

Water Master Martin Pace explained that two contractors were contacted last summer to treat the Bermuda grass infestation. Neither contractor had very good success in treating other properties and recommended we wait before treating. Because of their recommendation, the cost and the limited number of lots affected (15) treatment of the Bermuda grass was cancelled.

Two home owners had issues about edging and mowing debris ending up in the flower beds. The Water Master will arrange for a meeting with Custom Lawn Care, the HOA board, Veronica Denslow and Corrine Johnson.

ACC Report:

Jim Lewis reports that there were no proposals made in 2015.

Stephanie Whitt will be replaced by Chet Gettings on the ACC.

Old Business:

None.

New Business:

There were no volunteers to host the annual breakfast.

President Carol Baugher will step down this January. Dean Alverson has volunteered to replace Carol as President. A concern was raised that Dean would not be a good choice since he lives in Korea and does not live in the Villas full time. A motion not to elect Dean Alverson as President was made, seconded and approved.

It was explained that the position of President is not a labor-intensive job, typically two letters per year and a budget meeting. It was also pointed out that our Treasurer would be leaving in June. A call for volunteers to replace the President was made, no volunteers stepped up.

John Zullo had contacted a property management company; Real Property Management stated it would charge \$300 to \$400 per month (approximately \$10 per home per month) to manage the Villas. The property management company would cover the duties of the board and requirements of the CCRs. A concern was raised about giving a management control of our reserve financial accounts. It was pointed out that any company selected should be bonded and insured. Several owners who have dealt with other property management companies stated they had experienced good results. Corrine Johnson, Barbara Atwell and Veronica Denslow volunteered to investigate property management companies. A motion to investigate the transition to using a property management company was made, seconded and approved.

Carol Baugher agreed to stay as President until June 1. A motion was made to extend Carol Baugher as President to June 1 was made, seconded and approved.

President Carol Baugher adjourned the meeting.

Minutes submitted by Martin Pace.