

Brookside Homeowner's Association

Brookside Homeowners Association

Annual Meeting Minutes

Thursday, January 21, 2121 – 6pm

Conference call due to COVID 19

- I. Call to Order
 - a. The annual meeting of the Brookside HOA was called to order at 6:04 by Forrest Scruggs, the Managing Agent of Realty One.
- II. Proof of Notice and Quorum
 - a. Forrest Scruggs declared that we had a quorum with 12 of the 30 units represented.
 - b. On the conference call attendees were: Louis Langdon - 3792, Becky Blackett (3772, 3748, 3740, 3724, 3680), Judy Schmidt - 3704, Felicia Smith, and Michelle Jordan – 3708 in person
 - c. By proxy Heather Moutoux – 3712, Beth Susan Turner – 3688, Diane Hall – 3676 were represented.
- III. 2020 minutes were approved with a few small modifications.
- IV. Home Owner Forum
 - a. Becky brought up we are having some issues with people backing into their parking space which causes the headlights to shine into the unit in front of the space and disturbing the occupants. This is more of an issue since the new parking lot striping has moved some spaces so they are behind the neighboring unit. Specifically having issue with 3684. It was decided that a newsletter reviewing this and other issues will be sent to all units requesting that headlights are extinguished prior to backing into a spot. If the problem persists we will address with specific offenders.
 - b. Fences – Discussed the desire to have the fences match and look better. Decided we can handle through the architectural approval required for any changes to the exterior of units.
 - c. Insurance – We have received a renewal on our insurance and it cost even went down. Forrest warned that in general, insurance is going up in the area and

many of the smaller insurers are moving out of the market because of the heavy hail losses in the past few years.

- d. Sewer - Need to schedule cleaning from the newly installed clean-outs. Got quote of \$300/building (maybe less, Becky to check on) They will also run camera to the street and back to the buildings. It is possible to use the bigger cutting tools now with the new sewer clean-outs that were installed in front of each building.
 - e. Security – Car was broken into in the parking lot. Discussed possibility of extending the fence that runs from 5 Fridges Farm along 38th to reduce access from 38th. There may be issues with that as the end parking spaces use that area to back out of their spaces. Also, Condo Upkeep piles snow there and that may interfere with the watering system. Becky to review with Condo Upkeep and Louis to see the impact on the parking.
- V. Property Management Report/Financials
- a. Budget was reviewed and ratified.
 - b. Monthly HOA fee was raised by \$11.00 to \$234.00
- VI. Open Issues
- a. Front Stoops - still have a lot of damaged cement. Judy fixed her unit and it is holding up well. Discussed board doing a “fix-it” day this spring to fix the broken ones. Louis to check on which cement product might be best.
 - b. Ash Trees/Emerald Ash Borer – Louis said there is a treatment you can put around the trees. That the ash borers go through an area and if your trees can survive they will be ok for a few years. Michelle thought that it was not a question of “if”, but “when”, they will kill the trees, and we should start planting replacements. However, because of the value that the mature trees add to the property it was determined we will treat them. Louis to check into the best product to use.
 - c. Board Walk Through Inspection and Work Day – We will plan a day in May to inspect the property in person to make recommendations and may be add that to the work day discussed earlier
 - d. Trash & Recycle – The new recycle bins are having the desired result of keeping the trash areas neater. We will add a reminder to the newsletter that all trash and recycle must be in the bins because we are charged extra for anything that is not in the bin.
- VII. Meeting Adjourned at 7:03pm