

BRENTWOOD ESTATES TOWNHOME ASSOCIATION
Board of Directors Meeting
August 9, 2022
Teleconferencing

Call to Order: 5:04 pm Kevin Dennison called to order, Monte Brueggeman, Keith Copeland were present. Forrest Scruggs, Realty One, Inc. was also present.

- 1. Minutes:** The Minutes from June 21, 2022 were approved, Kevin motioned, second by Monte, all approved.
Owner Present: 665
- 2. Property Management Report:**
Financials presented by Forrest Scruggs. The Reserve Account is lower from March as funds were transferred to checking for paying the new insurance premium, including up front required payments.
- 3. Open Issues:** None at this time.
- 4. Old Business:** None
- 5. New Business:** #665 Owner, Jacqueline Foley suggested getting a bid for snow removal and will send a recommendation to Forrest. With no other new business, there are two issues that have to be discussed with the Board only in Executive Session to follow.
- 6. Meeting Adjourned:** 5:44 pm, Keith made a motion to adjourn, Kevin seconded, all in favor.

BRENTWOOD ESTATES TOWNHOME ASSOCIATION
Board of Directors Meeting
June 21, 2022
Teleconferencing

Call to Order: 5:03 pm Kevin Dennison called to order, Monte Brueggeman, Keith Copeland were present. Forrest Scruggs, Realty One, Inc. was also present.

- 1. Minutes:** The Minutes from April 19, 2022 were approved, Kevin motioned, second by Monte, all approved.
Owners Present: 665, 667. 671

- 2. Property Management Report:**

Financials presented by Forrest Scruggs. The Reserve Account is still considerably low. As a result, there are no major projects scheduled for this summer.

- 3. Open Issues:**

665 reports all her driveway security lights are out now. Forrest reported the broken fixture was replaced with a new one by the snow removal company. Forrest suggested the HOA contact an electrician to investigate and determine if it's an owner cost.

671 commented the gutter cleaners aren't cleaning out the down spouts properly.

- 4. Old Business:** None

- 5. New Business:** With no new business, there is one issue that has to be discussed with the Board only in Executive Session to follow.

- 6. Meeting Adjourned:** 6:12 Keith made a motion to adjourn, Kevin seconded, all in favor.

BRENTWOOD ESTATES TOWNHOME ASSOCIATION
Board of Directors Meeting
April 19, 2022
Teleconferencing

Call to Order: 4:03 pm Called to order by Kevin Dennison, other Board member present, Monte Brueggeman, Keith Copeland not present. Forrest Scruggs, Realty One, Inc. was also present.

1. Minutes: The Minutes from February 2, 2022 were approved, motion by Kevin, second by Monte.
Owners Present: 665, 653

2. Property Management Report:

Financials presented by Forrest Scruggs. The snow removal expense is still quite high going into Summer. Forrest said we should catch up with Budget until the first snow in the Fall.

3. Open Issues:

The snow removal company has not repaired the driveway light that was damaged at 665, they will be contacted again.

653, was asking about the holes in the driveway. Forrest had a couple of people look at it but has not received an estimate. He will try another company.

3. New Business:

With nothing at this time, the Board and Realty One is next meeting in Executive Session right after this meeting.

4 Meeting Adjourned: 4:50, Kevin made a motion to adjourn, Monte seconded, all in favor.

BRENTWOOD ESTATES TOWNHOME ASSOCIATION
Board of Directors Meeting
February 15, 2022
Teleconferencing

Call to Order: 6:15pm Monte Brueggeman, Keith Copeland, and Kevin Dennison were present. Forrest Scruggs, Realty One, Inc. was also present.

- 1. Minutes:** The Minutes from August 10, 2021 were approved, motion by Kevin, second by Monte.

Owners Present: 665, left meeting after Property Management report.

Property Management Report:

- Financials presented by Forrest Scruggs.
- No dues past due at this time.

- 2. Open Issues:**

665, about placement of the A.C. condenser, discussion followed
621, response to sun room request, discussion followed.

- 3. New Business:**

667 under contact.

The gutters are cleaned periodically per the Bylaws.

Monte and Kevin are switching positions, Kevin to be president, Monte Secretary/Treasurer.

- 4. Meeting Adjourned:** 6:02 Keith made a motion to adjourn, Kevin seconded, all in favor.