

Minutes – October 21, 2021

Members present on call:

Amber Glover-Pres

Eric Bau-VP

Jeff Walenczak-Member at large

Forrest Scruggs-RealtyOne

Call to order 6:29pm

General/Old Business:

- Boom Security Systems-Not responding to numerous phone calls. Has been escalated to Forrest Scruggs
- Unit 8 = No response or additional problems noted from owners. This claim at this time closed.
- All lights in stairwells and parking lot have been addressed.
- Still waiting for additional bids for fill-in dirt for pool
- Blast email has been sent to all residents regarding dog waste, blocking walkways.
- Parking in front of walkway. Still need no parking signs

New Business:

- Need new bids for new landscapers for upcoming New Year.

Financials:

- Most units up to date on HOA dues

Meeting adjourned at 7:12pm

Minutes- August 23rd, 2021

Members present on call:

Eric Bau-VP

Arielle Jensen-Secretary

Jeff Walenczak-Member at large

Forrest Scruggs-Realty-One

Call to order at 6:32pm

General/Old Business:

- Still waiting for tutorial from Boom for all members to figure out new plan on video surveillance.
- Unit 8- having leaking problems from deck above (unit 12)
 - First bid was \$4500, still waiting on second bid.
- Replace lighting in parking lot that is out
 - Each building designates a lighting person for changing out building bulbs
 - Arielle-8900
 - Amber/Eric- 8910
 - Still need to find someone in 8920
 - Jeff and Eric to attempt the parking lot lights on their own first before hiring out

New Business

- Filling in pool: \$8900-first bid. Waiting on second bid.
 - Once bid is accepted, need to coordinate with owner of dialysis center for dates and logistics for construction/maneuvering
- Dead grass out front in courtyard.
 - Scheduling landscaping company to come out and change frequency of watering to everyday
- Parking in front of walkways
 - Will be posting signs and sending out a blast email about not blocking walkways
- Dog waste
 - In blast email will include reminder that emptying bins is up to all

Financials

- Most units up to date with dues. Financials looking best they have in a while
- Roy (pool house tenant), was mistakenly told his rent was going up, but all agree to keep it at \$700
 - Need to draw up a new leasing agreement for him to sign

Meeting adjourned at 6:55pm

Next meeting: Monday Oct 18th at 6:00pm

Minutes

Amber Glover-President

Eric Bau-VP

Arielle Jensen-Secretary

Jeff Walenczak-Member at large

Forrest Scruggs-Realty-one

Call to order at 6:06pm

General/Old Business:

- Pet waste—issue seems fine now.
- Incident with dogs off leash—one-off issue, solved for now.

New Business

- Garage doors on carports shelved for now. In the future if needed, can contact Vic to see what happened with the bid for the carports converted into garages. Will be individual unit responsibility.
- Will try to make HOA meetings monthly going forward or schedule permits.
 - The official next HOA meeting will be August 23, 2021 @ 6:30pm
- Looking for other snow removal company in the future?
- Improving communication overall
- All owners need to be notified immediately when any vehicle is stolen or broken into
- Removing Patty from all communications, passing off video to someone else
 - Get tutorial from Boom for all members to figure out new plan.
 - For new communication: Amber primary, Eric secondary
- Unit 8- having leaking problems from deck above (unit 12), first bid was \$4500, waiting on second bid.
- Replace lighting in parking lot that is out, looking for maintenance company now.

Financials

- Unit 10 has been paying up their debt (one lump sum)
- Taxes being paid on rental—potentially need to reassess based on take-home profit?

Meeting adjourned at 7:00pm

BROOKSIDE CONDOMINIUM ASSOCIATION
ANNUAL MEETING MINUTES
Monday, February 22, 2021
Zoom Meeting

- 1. Call to Order:** 6:23 pm, Meeting called to order by Patty Wageman. Present were Board members, Eric Bau, Jeffrey Walenczak, and Forrest Scruggs of Realty One. A quorum of 25% attendees and proxies was established. Notice of the meeting was confirmed by Forrest as sent.

- 2. Minutes:** The Minutes from the February 25, 2020 were approved, motion by Patty, second by Eric, all in favor.

- 3. Homeowners Forum:** A question was brought up about filling the pool with dirt which was approved last year. Patty said there was a tenant that said he could have the pool filled with free dirt except for renting a bobcat. The new Board should address this again this year as the Board couldn't get a date set with the tenant.
Parking issues have come up again and consideration should be considered for assigned parking. Also, there is a problem with delivery trucks and people parking behind parked cars when dropping off deliveries. Patty suggested putting this problem in a newsletter that she would help with drafting for mailing. The new Rules & Regulations will be sent out by Realty One and can be included with the newsletter.
It was brought up about Patty resigning but no one was to take her place as only Eric and Jeff were the ones left on the Board but not as officers but members at large. Patty has agreed to remain for thirty more days until at least two more Board members can be secured, three would be required by the Bylaws. The Board needs a president, vice president, and secretary/treasurer. Mailing will have to be mailed asking for new members.

- 4 Property Management Report:**
Financial Report – Forrest reported on the Budget versus Actual from 2020. Also, the 2021 Budget was reviewed and approved by Patty, second by Eric.

- 5 Open Issues:** Nothing open at this time.

- 6, New Business:** No one at the meeting offered to join the Board. Patty has agreed to remain for thirty more days and will continue to monitor the security from her computer monitor and be a liaison with Realty One.

- 7. Meeting Adjourned:** 7:22 pm, motion by Patty, all approved.

Brookside Condominiums Annual Meeting minutes 2/22/2021

Members present-

Patricia Wageman- President

Eric Bau- member at large

Jeff Walenczak- member at large

Gerry Williams- owner #1

Amber Glover- owner #13

Antonio DeLuna-Martinez- owner #12

Proxies- Ryohei Dokai- owner #11, Reyna Valpando- owner #8, Carole Marks- owner #9, Sara Marquez- owner #4

Meeting called to order at 6:23 pm with a quorum via Zoom

Minutes of last annual meeting were read, approved and seconded.

Annual Budget was discussed and approved

The resignation of Victor Garcia as Treasurer and Patricia Wageman as President were presented.

As this was a Zoom meeting and a secret ballot is required for board membership a letter was sent out requesting a short biography and reasons for wanting to serve on the board.

Amber asked about the letter and the new procedure and it was explained that since it was a zoom meeting the vote could not be secret so a request for interest was sent out to be voted on at a later date.

A clarifying letter will be sent out after the annual meeting.

It was asked that a reminder of rules and regs be sent to all owners and tenants as a reminder.

Sara Marquez asked about the mater insurance and the possibility of becoming FHA qualified again. The process is expensive and does require renewal every 2 years and in not in the communities best interest at this time.

The parking issue was raised as there are several owners and tenants with more than 2 vehicles and some people have been blocking the sidewalks/walkways when delivering or dropping off of persons. It was requested that a letter be sent out addressing this issue.

No further business was discussed and the meeting adjourned at 7:22 pm

Respectfully submitted,

Patricia Wageman