

BRENTWOOD ESTATES TOWNHOME ASSOCIATION

**Annual Meeting
October 12, 2021
Zoom Meeting**

Call to Order: 6:05 pm Board members Monte Brueggeman(641), Keith Copeland(645), and Kevin Dennison(651) were present. Forrest Scruggs, Realty One, Inc. was also present: on line 621, 633, 643, homeowners were present.

NO QUORUM, NEED 14 HOMEOWNERS.

1. Meeting Adjourned: 6:15 PM

BRENTWOOD ESTATES TOWNHOME ASSOCIATION
Board of Directors Meeting
August 10, 2021, 5:00 pm
Conference Call

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

1. Minutes: The Minutes from May 13, 2021 approved. Motion by Monte, second by Kevin.

2. Property Management Report:

Financials presented by Forrest Scruggs.

Expenses for June and July were mostly standard monthly bills and funding of the Reserve.

Open Issues:

The spring cleaning of the gutters was again delayed because of the spring rains. We will now wait until later this Fall for the cleaning.

3. New Business:

There was a brief discussion about the 665 unit that is up for sale and the realtor said they were taking "as is" offers up until 8-9-21

There was no other business at this time.

4. Meeting Adjourned: 5:35 pm, Kevin made a motion to adjourn, Monte seconded, all in favor.

BRENTWOOD ESTATES TOWNHOME ASSOCIATION

Board of Directors Meeting

May 13, 2021, 5:00 pm

Conference Call

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

1. Minutes: The Minutes from February 16, 2021 were approved, motion by Kevin, second by Monte.

2. Property Management Report:

- Financials presented by Forrest Scruggs.
- No dues past due at this time.
- Forrest went over the financials for year to date through April 2021. The blizzard of March 14th was a two day event and the snow removal people had to make multiple trips for keeping up with it.

3. Open Issues:

The second cleaning of the gutters in the Fall wasn't done because of early snow and ice buildup. We will try to schedule for this spring, depending on the vendor's schedule.

4. New Business:

The HOA is not planning on sunrooms to be re-built this year. If an owner wants to pay for their rebuild then they may do so subject to the specifications by the HOA.

5. Meeting Adjourned: 5:23 pm, Kevin made a motion to adjourn, Monte seconded, all in favor.

BRENTWOOD ESTATES TOWNHOME ASSOCIATION

Board of Directors Meeting February 16, 2021, 5:00 pm Conference Call

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

1. Minutes: The Minutes from August 11, 2020 were approved, motion by Kevin, second by Monte.

2. Property Management Report:

- Financials presented by Forrest Scruggs.
- No dues past due at this time.
- Forrest went over the financials for 2020. There was a positive net income as expenses were on Budget. The significant expense usually is snow removal which cost in 2020 decreased from the previous year. This primarily had to do with the Board increasing the snow to be removed from 2 inches to 3 inches.

3. Open Issues:

The second cleaning of the gutters in the fall wasn't done as we were waiting for most of the leaves to fall. Once this happened, there was snow off and on where the gutters stayed iced up. So, it was put off until spring.

4. New Business:

Scott MacGray finished the sunroom in 661. Also, he repaired a woodpecker hole in 673.

There is no concrete work scheduled at this time although the Board will do a walk through in the spring.

5. Meeting Adjourned: 5:39 pm, Kevin made a motion to adjourn, Monte seconded, all in favor.