

Crestbrook Homeowners Association

Meeting Minutes, 20 January 2016

- I. Call to order** - Mr. Brabrook called the monthly Crestbrook Homes Association meeting to order at 7:04 PM at the Hiddenbrook Club House. There were six board members, Lisa Cornaire from Spectrum Property Management and Mr. Bob Segan (legal counsel) present.

Mark Brabrook	Chris O'Donnell	Rob Garratt	Bob Segan
Lewis Thorp	Lisa Cornaire	Maria Asbill	

- II. Review / Approval of meeting minutes:** The minutes for December were reviewed and minor edits completed. Ms Asbill motioned for approval, Mr. O'Donnell seconded the motion, and a vote was unanimous.

- III. Homeowner Forum:** Nothing significant to report.

- IV. Old Business:** Mr. Brabrook provided a Thank You to all board members for their service and support over the past year. He also stated his appreciation for the board members for staying on the board to fulfill the work required of Crestbrook Homeowners Association. Mr. Garratt in return stated a Thank You to Mr. Brabrook for his dedication and leadership.

- V. New Business:** Nothing Significant to Report.

VI. Management Report:

- a) The dues notice schedule was discussed and a dues payment requirement of 1 April was established.
- b) The final audit report is posted on the Yahoo Groups
- c) The Crestbrook 2016 board meeting schedule will be every third Wednesday at 7PM in the Hiddenbrook Club House.

VII. Committee Reports

- a) Architectural Review: Nothing Significant to Report.
- b) Covenant Enforcement: Nothing Significant to Report.
- c) Information Technology: Nothing Significant to Report.
- d) Neighborhood Watch: Nothing Significant to Report

VIII. Closed Session:

- a) Mr. Garratt motioned that the board go into executive session to discuss a homeowner's complaint in the presence of legal counsel. Mr. O'Donnell seconded the motion and it passed unanimously. Mr. O'Donnell motioned that the board come out of executive session. Ms. Asbill seconded the motion and it passed unanimously.
- b) Mr. O'Donnell motioned that a second executive session convene to discuss lien status. This was seconded by Ms. Asbill and it passed unanimously. Mr. O'Donnell motioned that the executive session terminate, a second was given by Ms. Asbill and it passed unanimously.

- IX. Open Session:** Nothing Significant to Report

X. Adjournment

The meeting adjourned at 9:00 PM.

Minutes submitted by: Lewis Thorp, Secretary