

BRENTWOOD HOMEOWNER'S ASSOCIATION

Annual Owner's Meeting

July 26, 2016

Minutes

CALLED TO ORDER:

Scott Miller called the meeting to order at 7:00 p.m.

DIRECTORS ATTENDING:

Steve Tedesco

Bruce Lee

Scott Miller

ESTABLISHMENT OF A QUORUM:

A Quorum was not established at the meeting. The associations quorum establishment is 33% (74 lots). Elizabeth Miller moved to approve to continue the meeting in the absence of a quorum. Dave Larson seconded. Motion passed, unanimously.

APPROVAL OF MINUTES:

The members in attendance reviewed the July 21, 2015 Annual Meeting Minutes.

ELECTION OF DIRECTORS:

Since there was not a quorum at the meeting, the existing Board of Directors, Steve Tedesco, Scott Miller, and Bruce Lee agreed to remain on the Board of Directors for another year.

FINANCIAL REPORTS:

Kevin Etheridge reviewed the association's Financial Reports for the period ending June 30, 2016:

Total Revenues:	\$34,049.80
Total Expenses:	\$20,417.45
Net Operating Income:	\$13,632.35

The Balance Sheet reflected an Operating Account balance of \$14,706.10.

Homeowner's at the meeting had questions concerning the specific expense items listed on the Financial Report. Kevin Etheridge agreed to research those questions and report back to the Board of Directors and the homeowner's in attendance.

OPEN FORUM:

Homeowner's directed several questions for the Board of Directors and Etheridge Property Management concerning vacant lot near entrance with over hanging trees, commercial trucks and trailers parked on lots, trailers parked in the street. Some homeowners were concerned with certain properties that may be running a business out of the home. Signs advertising commercial business' placed in yards.

Other concerns addressed during the Open Forum period: It was suggested that the association may want to consider lowering the quorum requirement for the Annual Meeting and suggested that the Annual Meeting could be moved back to the Month of May, as originally stipulated in the by-laws.

May homeowner's expressed interest in volunteering to help maintain and enhance the entrance or other projects within the association. After discussion, Jarrod Coleman volunteered to organize volunteer efforts for the entrance.

Homeowner's continue to be concerned about the man holes, which are raised on certain streets within the association. Kevin Etheridge indicated that he had contacted Pace Water in order to address this issue and will do so again.

Residents were concerned about the words "Slow Down" that remained visible on Timber Ridge Dr. It was agreed that these words painted on the street should be removed by the offending homeowner's

ADJOURNMENT:

There will be no further business. The meeting adjourned at 8:40 p.m.