

Brooktree annual HOA meeting 9/14/2022

Meeting begins at 7:00pm

Warren - welcome! Great turnout!

Minutes from last week's meeting approved.

Volunteers join Jon Galloway to count ballots

Theo - Social and welcoming chair

- Welcome baskets
- We've had some great volunteers this year to help with parties
- We've had 5 parties already this year
- October 22nd - fall festival
- If you would like to volunteer to help, please contact Theo

Kevin - co-directs pool with DD

- Kevin is the swim team liaison
- Speakers were redirected to accompany last year's noise returns
- Sand filters replaced in three filters this year as well as lateral replaced
- Both boards broke this year and were both replaced
- New drinking fountain installed
- We have several leaks in the pool - there are 3 or 4 different places that will need to be dug up and fixed.
- Baby pool has been closed all season. The company for the tile stopped communicating so we plan on having that done by next season.
- Lights going in and out will be addressed before opening next year
- Lifeguard situation - it's been an issue for several years during the beginning of the school year. This year was worse because we were able to see on FB when someone wasn't here. Survey was on the ballot for us to take into consideration. There are several factors in play to consider if we don't have full time lifeguards. This will be discussed in depth over the winter.
 - Penalizing the management company for lifeguards missing - Kevin has negotiated discounts because lifeguards were missing for several days.
 - Struggles:
 - very few pool management companies in the area
 - The companies that do exist do not have lifeguards

- Our insurance policy has changed, so it is confirmed in writing that we do NOT need to have lifeguards.
- Kevin has been discussing regulations with Gladstone. It does appear that we are allowed to forgo lifeguards.
- Kevin has researched other pools and what they are doing right now
- A lot of local neighborhood pools have also had issues with lifeguards
- Why don't we manage the pool in-home?
 - As a team of volunteers, there is no one with enough time to take on the responsibility of managing the pool and a team of lifeguards.
- Would the rules change if we didn't have lifeguards here?
 - Yes - the minimum age would have to change among other possible rules
- Suggestion from Connie: a school teacher used to come for the summer to manage the kids. Would there be a way to get an adult to manage neighborhood kids?
 - Discussion with the group about the issues - a security guard route could be an option? We could host a class and possibly cover the training fee. All great suggestions for the board to discuss.
- Current management company responsibilities:
 - Draining and cleaning pool in beginning of season
 - Pass county opening guidelines
 - Maintain chemicals and water quality
 - Maintain lifeguard staff
 - Clean the bathrooms
 - If repairs needed - they bid the work
 - They winterize everything and check on the pool once a month in the winter
 - This year's contract was \$45,700 - a rate that we had locked in 2020
 - Budgeted for \$55,000 next year
 - Suggestion: budget the guards differently to align with other neighborhood pay scales.

DD - Proposed Budget:

- Any questions?
 - Group discussion - phone line item includes wifi for the cameras. Considering if we can have pool wifi for the neighborhood. The board has a lot to discuss about if this is feasible. It would require several upgrades to the current system but is in discussion.
- Motion to approve 2022-23 budget
 - Seconded
 - Passes with majority

- Dues will go out on the beginning of October with the next babble
- Kevin: The swim team is now contributing \$1500 every year for the usage of the pool

Kristen - Website

- One of the big things we did was switch website providers and rebuilt the website. Working on doing online bill pay next year.
- New website address: <http://www.brooktreehomes.org/>

Charley - facilities

- In charge of talking to people who are breaking the covenants
- The only signs you can have in your yard are signs during election times, real estate signs, home security signs, or garage sale signs
- Please notify Charley if you find a sign is missing - she is trying to hold onto them if she cannot reach you
- You cannot pull your car up on the sidewalk - Gladstone will ticket you
- You must have a permit for a dumpster
- We did hire a new grounds/mowing company this year. We did have some growing pains in the beginning. Charley continued to call and her account rep came and drove with her to see what areas are supposed to be covered. It's been a transitional year, but it is going much smoother now.
- Tree line on brooktree lane has also been cleaned up
- Crooked sidewalks have been submitted to the city. The city is redoing several of the sidewalks and new pavement on several streets!

Jon - recreation

- Thank you volunteers for delivering babble
- You can pick up tennis court keys from Jon - his number is in the babble and the directory

Warren - President

- This was his last year on the board. Warren has served for many years and has brought so much to us over the years in his service to the board.
- Please take a moment to thank him for serving the board!

Kevin - Special Thank you to DD!

- Thank you DD for everything you've done for dedicating so much work to the board

Group Discussions

- There is one house that isn't taking care of their yard. We've gotten the city involved again. The city is mowing it and adding it to the owner's tax bill. We would recommend our neighbors call and bug the management company that owns/runs it.
- Profane music has been an issue at the pool. Only the public radio is supposed to be playing and it should be censored already. All adult homeowners have the authority to change the music as they see fit at the pool as long as it is public radio. No personal speakers are allowed. As a board, we have been looking into upgrading the speaker systems to provide more music options.

Jon -Tallied results - winners are in bold

- **Kristi burke - 94 votes**
- **Charley - 92 votes**
- **Brandon -90 votes**
- **Annissa - 71 votes**
- Emily - 59
- Vincent - 47

Covenant revision Votes:

#1 \$30 Late fees:

yes- 80-votes, no 40-votes, abstain-3 votes **passes**

#2 Legal fees back on the owner in proven violation:

yes - 86 votes, no-28 votes, abstain-5 votes **passes**

#3 Required Building Materials

yes - 119 votes, no-3 votes, abstain-1 vote **passes**

#4 If a conflict exists, the Board of Directors may vote to reschedule the annual meeting to another date and/or time within the month of September.

Yes- 113 votes, no-3 votes, abstain-3 votes **passes**

Should the following be added to by-laws?

#1 Should we restrict solar?

Yes, restrict - 38 votes ,no, don't restrict- 82 votes **does not pass, no restrictions**

added

Vacation rentals restricted - yes **passes**

1-year lease - 53 votes

3-month - 23 votes

No restrictions - 43 votes

Yes, **passes with 1 year minimum lease requirements**

Ballot survey on lifeguards - will publish results after the board tallies the survey

Meeting Adjourned at 8:20 pm