

Brooktree HOA Meeting 1/25/2022

Meeting begins at 6:01 pm

Attendants: DD Zimmerman, Jon Galloway, Kristi Burke, Charley Lewis, Kevin Vieth, Anissa Batchelor, Kristen Tartar, Warren Prince, Kelly Pollard, and Theo Buckman

October meeting minutes approved

### **Kevin - Pool**

Received bids from Midwest on changing filters and revamping the valves. Will email them for approval when clarified.

We don't believe the heater needs to be repaired. Will need to do an inspection and tune up once the pool is filled. Heater is about 4 years old so DD suggested a tune-up. Kevin said he will get a bid to flush it out to get the sediment out.

Midwest took care of the plumbing bill in lieu of not having lifeguards the entire season. The baby pool filter will be handled.

DD suggested that we handle the paper products because the pool management company hasn't been reliable. Group is in agreement that the HOA should assume responsibility for the paper products.

DD has been reaching out to Seth about the tile but hasn't heard from him since it's off-season. DD will follow up.

Kevin would like to discuss in a future meeting creating a system and/or schedule to allow swim lanes for swimming laps. There are a lot of factors to consider. The board would like to get some feedback from the residents requesting the swim lanes.

Target date for Midwest pool to have the pool serviced and ready to go is May 14th.

### **Theo - welcoming**

Has continued to welcome the new residents.

Social calendar:

May 28th is the pool opening

September 3rd is the closing

July 16th for the Adult party (tentative)

Garage sales - April 22nd and 23rd

Fall Garage Sale - September 16th and 17th

Anissa is co-chairing events

### **Jon - Recreation/Babble**

Weekend of April 8th, 9th, and 10th

DD will need content to Jon by April 5th

Vending Machine - would like to list it and sell it for money for the HOA. DD estimates 3 years old. DD believes we paid \$1000 for it and Warren thought that sounded correct. Kelly will verify the price paid through quickbooks. Change maker is currently broken. It has not been giving

change and was unpredictable. May work better indoors. Soft water bottles get stuck. After the vending machine is gone, we would like to change that space to locked storage for the HOA. Anissa recommends reminding everyone in the babble that there will not be a soda machine moving forward.

Warren is recommending it's about time for a new volleyball net. No preferred vendors for the net. DD suggests that Jon can purchase it online. Jon will hunt one down. The current one is in the shed at the pool. It needs to be commercial grade.

Anissa knows some kids who can deliver babbles. So far, Jon has several adult volunteers.

### **Charley - Facilities**

Emailed board bids with lawn bids

Messenger Lawn is least expensive with a bid of \$14,064.00 - Charley sent them the map with all of the highlighted areas and will walk the grounds with them if we're moving forward.

Have been using Perfect Turf for a long time and they are moving away from residential and towards commercial. Service hasn't been easy.

Group consensus open to make a change on landscaping companies.

Charley is open to training Messenger Lawn

Charley is recommending Messenger lawn

DD takes it to a vote

Anissa seconds

Unanimous decision to move forward

Charley will send contract to Kelly Pollard for payment

Not too many infractions except signage and one neighbor storing junk on the exterior. A lot of the infractions are city infractions so Charley will reach out to Gladstone

### **Kristin - Website**

Receiving a lot of spam from the website and Kristin is researching the security of the website.

Kristin will look up what we're paying doodlekit. DD suggesting looking at other platforms and/or doodlekit upgrade.

### **Kristi Burke - Secretary**

Suggests weebly as a website platform. Kristin is familiar with the platform and knows how to move the Brooktree domain.

Confirming Babble dates.

### **Warren - President**

Next meeting February 22nd, 2022 at 6:00 pm

Meeting adjourned at 6:51