

## **Brooktree HOA Meeting Tuesday 10/25/2022**

Called to order at 6:02

In attendance: Vicent, Kelly, Jon, Kevin, Brandon, Kristi, DD, Theo, Kristen

Minutes from annual meeting approved my unanimous decision

### **Social/ welcoming - Theo**

- Fall festival was a success!
  - Ran out of pumpkins in half an hour - 1st time this has ever happened - next year will be ordering 50
  - Pumpkin patch loaned a hay bail
- One new person in need of basket

### **Treasurer - DD**

- Working with Kelly to find out who needs liens (2 years overdue)
- Will contract new attorney to file new amendments to by-laws with Clay County
- Kevin handling small projects at the pool that we've had trouble finding contractors to do
  - Board voted via email to approve Kevin for the projects under \$1000

### **Pool - Kevin/DD**

- Expansion joint is done
- Shallow end tile is attached and re-grouting will be finished this weekend. Deep end tile to follow
- Found cover for baby pool - need to look at and see if its usable - DD wondering if we will have Midwest install it when they remove the diving boards
- Lexington plumbing is working on the big pool leaks
- Fixed and re-sealed cracks in concrete
- Gate will need to be regreased at beginning of pool season
- Gathering numbers for next year's pool contract to compare lifeguards vs no lifeguards
- All lifeguards will be paid \$15/hour on all contracts with Midwest (if using lifeguards)
- \$35-\$40/hour for a security guard
- As far as insurance and clay county - guards are not required
  - If we go this route - there are several safety requirements we will need to put into place. Phones and 1st aid kits need to be accessible and lights cannot be accessible to the public.
- Getting a bid from ASP for checking the pool levels and attend to the pool in the morning and then monitor during the day electronically
- Results of survey
  - Option A - 32 votes - Believe lifeguards are essential
  - Option B - 57 votes - Would prefer guards, but ok with being open if lifeguards are unavailable
  - Option C - 31 votes - Would prefer swim at your own risk

- Option D - 1 vote indifferent
- Discussion on option of pool attendant vs lifeguards vs no lifeguards

#### **Facilities -**

- DD to try to get reimbursement from Gladstone for tree work along Brooktree Lane
- Charley Lewis has our signage - except fall festival signs that Theo has
- Need to clear broken parking stop in the pool parking lot

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

- Swing brackets are old and time to replace all 8 of them. The whole bracket piece is tough to source the correct pieces. DD recommended to reach out to Gladstone Park Department to see where they get these.
- Plenty of babble bags for next season
- Jon will take down the volleyball net and put it in the guard shack
- Extra keys to DD

#### **Website - Kristen**

- Getting updated directory information
- Will be using Melissa for new directories
- Directory to go out at the same time as first babble

#### **Secretary - Kristi**

- Next meeting will discuss - swim at your own risk signage
- Will publish survey results to the facebook group - no comments allowed - no decision has been made but your input has been received
- Next babble available in spring with new directory

#### **Picking positions for 2022-2023**

- DD would like treasurer and welcoming
- Jon elected president and nominated as co-pool chair
- Kevin - Pool chair position
- Theo - Social
- Brandon - Social co-chair, Facilities
- Kristen - Website
- Kristi - Secretary/ babble
- Anissa - VP
- Vince - Recreation

#### **Brandon - facilities**

- First order of business is for getting a mowing bid
  - Will need to get scope from Charley for what is covered by the HOA
  - Last year, messengers did a good job learning what needed done and taking care of the volleyball ct.

Next Meeting in January 2023

