

Brooktree HOA Meeting 1/24/2023

Called to order at 6:05 pm

In attendance: Kristi Burke, Jon Galloway, Kristin Tartar, Kevin Vieth, Brandon Chapman, Theo Buckman, and Anissa Batchelor

November meeting notes approved.

Theo - social

- Next meeting will discuss events and budgets
- First social event of the year would be the opening party and spring garage sale.

Jon Galloway - president/pool

- Taxes are done for 2022
- DD putting together updated directory to deliver with April Babble
- Kristin - Laying out new directory - will need around 2 weeks depending on when the info is delivered to Kristin
- New by-laws and pool rules in the directory, babble, website, and facebook group
- Signs for new pool rules are in the progress
 - Ages allowed
 - No lifeguards
 - Swim at your own risk
- Motion to forgo outside financial audit to save \$3000 - 2021
 - Motion not seconded - motion does not pass - group consensus is that it needs to be had for transparency - especially in an expensive year.

Brandon - Facilities

- Several bids for lawn care
- Perfect Turf vs Messengers vs Quality Lawn
- Perfect turf
 - \$17,350 in monthly installments or \$15,945 if paid in total
 - \$1500 discount to pay up front
 - Actual contract not included in bid
- Messengers
 - Ability to upcharge up to 5% max in their contract
 - \$16,125
 - Better reviews from previous facilities chair
- Quality Lawn
 - \$26,300
 - Slow to respond
- Jon motions to go forward with messengers
 - Kristi Seconds
 - Motion passes with majority
- No big issues recently on violations - DD has been helping

- Dealt with complaints about pool constructions and stuff
- Kristi suggest - standardizing a template covenant violation
 - 1st warning - fine potential - required action
 - 2nd warning - fine potential - required action
 - Fine Appeals process for special circumstances
 - Letter of fine
 - Contact us through the website for questions/concerns/appeals

Kristin - Website

- Communication through website goes to DD and Kristin
- By-law update 1996 - section 4 - no directors may receive compensation for work performed from the HOA. However a member can be compensated for materials.
 - Kevin Vieth hereby resigns from his seat on the board and moves into a non-voting pool advisory role.

Kevin - Pool advisor

- Titan/ Security Guard
 - Titan Previously told us \$40/hour, now quoted \$50/hour
 - Kevin also reached out to Homeland Security for another quote - have been told \$35/hour but not keen on CPR certification. Still unclear if they will be able to be CPR certified.
 - Titan has a better reputation but now they may be too expensive
 - Kevin will keep us posted when we receive the quote from Homeland Security
 - Proposed Hours for guards 11-9 Friday, Saturday, and Sunday and 2-9 Monday-Thursday

Need to vote as a group if we want security guards/ lifeguards/ full hours - tabling until we have more attendance at a board meeting.

- Emailed a list of pools that do not have lifeguards anymore so we can use it when discussing changes with residents. This is locally becoming the new standard as lifeguards are very hard to get and create a false sense of security. Security guards will enforce the age limits and membership.
- We have several cameras covering the security of the pool. May need to eventually consider upgrading this. Jon has access to these cameras. Kevin would like to keep camera access if the board agrees.
- Group discussion and concerns about lifeguards vs security guards and what hours
- **Dedicated meeting needed to make final decisions - Kevin suggests sooner rather than later to avoid further increases on quotes.**
- Kevin and Jon went through clay county guidelines and signage requirements
 - “No lifeguard on duty, swim at your own risk”
- Discussion on what to do about lifeguard stands
- Discussion on pool rules and editing
- Discussion on suspending/enforcing new rules at the pool
- The pool guy updates:
 - In pool lights repaired

- Deep end tile is repaired - still needs grout and sealing
- Motion lights are set up in bathrooms and hallways
- Ceiling fan now has timer
- Expansion joint is replaced
- Bathroom floors painted
- Vending machine area is all cleaned out and Kevin is going to paint the area with paint he found
- Garage door has new keys and is now lockable
 - Still needs a spring replaced

Kristin - Website

- Updates on verbiage for pool rules and signage

Kristi - Secretary/Babble

- Will write violation templates for Brandon - Shared with Brandon in Google drive for Brooktree HOA
- First babble in April - will touch base with Jon
 - New pool rules

Special voting meeting for pool decisions at firehouse: Tuesday, Jan 31st at 6:00 PM

February Meeting: Tuesday, Feb 21st at 6:00 pm