

## **Brooktree HOA Annual Meeting 9/21/2023**

**Members in attendance 89**

**Board in attendance: Brandon, Kristi**

**Meeting called to order at 7:02 pm**

**Meeting minutes from August approved by motion, second, and vote.**

**Volunteers to count the votes - 2 board members and one non-board member**

### **Theo - Parties**

- Opening
- Adult
- Closing
- Pop-up ice cream social
- New facebook page - party planners of brooktree
- Next Event is Fall Fest

### **Vince - Recreation**

- Volleyball courts
- Tennis courts - has the keys for pickup
- Future Ideas:
  - Gaga ball if removing metal jungle gym
  - \$1500-\$2100
- Will look into more maintenance on the squeaky swings

### **Kristin - Website: BrooktreeHomes.org**

- Online dues payment option
  - Full payment or half payment
- The babble and minutes are on the website
- Calendar of neighborhood events
- BrooktreeHomes.org
- Directories go out every other year because they are cost prohibited
- Update sheet in the back of the directory and requests will go out in october
- Discussion about the directory possibly being put online, but there are privacy concerns with that.
- Discussion about letting neighbors input their own directory information
- Discussion about Log in options on the website - it can be tricky to police who's log in should still be active.
- Will research what other HOA's are doing to possibly implement some new ideas
- Submit ideas via the contact us

## **Brandon - Facilities**

- Signs and advertisements and billboards in yards are not allowed to stay in yards. Only signs allowed are home for sale signs
- Trailers, campers, boats, and RV's are not to be stored permanently in the neighborhood.
- We have a dumpster day coming up. The city has worked with us to provide dumpsters for bulk drop off. They will be in our parking lot starting the 6th of October. No freon accepted, furniture etc. No yard waste. 2 large bins are all we get. We can lock the gates and put up signs, there are security cameras.
- Garage sale is next weekend
- Open fire burning is not allowed - it is a city issue. You must call the police if that's an issue.

## **Jon/Kevin - Pool**

- Took a poll about this season

**Kevin Vieth** - was on the board for 10 years but not on the board anymore because we voted him in as a paid pool management provider.

- Online Survey: 50-55 people responded
- Comparing 2022-2023 - majority same or better
- Best about 2023 - access to pool every day
- Least favorite about 2023 - concerns about security guards not doing their job and tile falling off of the pool
- Maintenance issues with the pool: way over budget.
- Major repairs: Underground plumbing leaks dug up and repaired.. About \$28,000
- Main pump in the pump room is the original pump - got it rebuilt and sealed \$6500
- Lights all upgraded to LED lights and 12 v light system. \$3800
- End of 2022 - Gas leak found by gas company and lines had to be replaced \$2250
- Added chemical controller in the pump room to automate chemical levels which was necessary without lifeguards. \$4000
- Baby pool pump was replaced
- Electrical problem in the pump room
- Heater pipes replaced
- Diving board ladder fixed
- \$35/hour for the security guards
- Switching to no lifeguards - didn't save us any money, but we did gain the ability to be open at all times even when staff was a no-show
- Administrative side of taking care of the pool full - now covered by The Pool Guy
- Issues with main drains down at the deep in
- Electrical in the pump room needs to be upgraded

**Jon** - thank you to Kevin for all of his hard work in taking care of the pool

- Open forum to discuss pool Q & A
  - Issues with the security guard and expectations were discussed with the security company. We have had interest from other companies to bid for the service.

- Expectations in our contract: monitor the guests coming in, verify age for those under age, open umbrellas, open first aid station, monitor behavior and enforce pool rules
- Overall happiness having a security guard
- Question: are there rules about rafts in the deep end? There is no posted rule but it's an easy rule to add.

#### **DD - Treasurer Budget discussion**

- Pool number is sky high this year, because during covid we could not get anyone to do any work so we were backlogged 2 years on necessary repairs.
- Last time we raised dues was 2012 and we've had some major inflation to cover. We are a Planned Unit Community.
- Proposed increase to \$500/year - DD has passed out the budget proposal
- Discussion:
  - Have we shopped better interest programs - we can only invest in money markets, and cds and secured investments
  - Contracts from 2022-23 year: Midwest pool - \$20,480, security guard \$35,000, \$18,000 pool guy \$73,480 was voted in as contracts but we ended at \$69,665
  - Next year - if we don't increase dues, we are at a \$40,800 loss for the year.
  - If we increase to \$450 we will be at a decrease \$6700
  - If we increase to \$500 we will be in a surplus of \$10,350
  - Open forum - discussion with members

Scott curtis motion to vote for the increase to \$500

Seconded

Vote overwhelmingly passes with 4 nay's and 4 abstain

Open forum