

## **Brooktree HOA Meeting 1/31/2024**

Meeting called to order at 6:02

October meeting minutes approved

### **Dana Keever - Pool Attendant Proposal**

- Dana Keever
- Member, retired police officer
- Proposal for security/pool management work contract 2024 emailed to board to review
- Connected to qualified staff members including his son Tyler and himself.
- Will need business license and liability insurance
- Discussion on protocol for weather closures
- Able to be flexible on schedule changes
- PRICE: \$37.50 per hour
  - \$2,625 per week
  - Holiday Pay Rate: \$50 PER HOUR (3 HOLIDAYS)

*Dana is dismissed*

### **Kevin - The Pool Guy**

- \$19,500 for the 2024 season
- DD:
  - can we add doing a light powerwash on the deck before we put the furniture out - need a bid for that. Kevin will get a bid.
  - Get a bid for electrical work at pool
  - Add “grease and oil all of the locks and gate springs” on the contract.
- Discussion on adding a mini-fridge for the guards - board general consensus - yes

*Kevin is dismissed*

### **DD - Treasurer**

- Pool Guy Contract
  - Anything out of scope over \$1000 needs to be approved by the board
  - Total budget for 2024 projects
  - \$2900 in proposed pool projects
  - Would like to keep a \$5000 cushion
  - Would like to forgo painting the bottom of the pool
  - Need to vote on pre-approving the following repairs:
    - Main drains
    - Bathroom vanities
    - Gap in concrete
    - Deck repairs
    - Repairing dumpster fence
    - Leaks in pump room

- Bathroom screen
    - Baby pool tile
    - Repaint bathroom floors
    - Holes in pool lights
    - Estimated expense \$3000
    - DD Motions to pass, Anissa seconds
    - Board votes yes
  - Vote for \$19,500 summer fee for The Pool Guy
    - DD Motions
    - Anissa seconds
    - Board votes yes
- Vote to approve Midwest Pool contract: \$20,235
  - DD Motions, Anissa seconds
  - Board passes
- Audit update - Kelley should receive it back next week
- Lien letters went out 2 weeks ago - 5 total
- Discussion on Dana's proposal - The board will revise the contract and then vote on it at the next meeting.

**Brandon - facilities**

- Appletree - board discussion to compromise on fence issue
  - All the chain link needs to be removed but posts may stay.
  - Board in agreement on solution
  - Brandon will present boards answer to the homeowners
- 2 year contract with Messengers
  - Have not done late fall winter fertilizer
  - Have not done fall clean up
  - Shrub pruning not done
  - Citing weather delays
  - Brandon is going to see if he can get a discount for the delayed service.

**Kristin - Website**

- Need to get fencing update on the website now that it's on the recorder's site

**Kristi - Secretary/Babble**

- Babble - Delivery April 13th and 14th
  - Copy Deadline April 1st
  - Spring Garage Sales - April 19th and 20th
  - Opening party - Memorial Day weekend

Next meeting Wednesday, February 28th, 2024 at 6:00 pm

**Meeting adjourned at 7:33**