

Brooktree HOA Meeting 5/24/2022

Meeting begins at 6:00 pm

In attendance: Kevin, Charley, DD, Anissa, Jon, Kristi, Kristin, Warren

Opening Party - Anissa

- Theo will be ordering from Sam's
- There will be a drawing for prizes
- Kelly and DD will be working the door and handing out tickets
- Anissa will stay at the facilities to get things organized
- Theo has the list of volunteers that are willing to show up and meet at the pool on Friday to set up for the party.
- Minimum tables need to be up - don't need a lot of decorations
- Games - limbo and/or hula hoops
- Volunteers will be at the pool at 6pm on Friday and 10am on Saturday to unload the car
- Jon has keys and can unlock the gate and the front doors

DD - Treasurer

- Member delinquent fees are being paid and legal fees still need to be paid
- Swim team facility fee voted on last meeting for \$1500 - Kevin will discuss with the swim team
- Northland pool is behind schedule because of the rain so the baby pool will not be open by the opening party.
- If Northland can get there between today and Friday, we may be able to open the baby pool but if not, we will post it closer to the weekend. Clay county will need to inspect after the baby pool is completed.
- Power washer is hired for pool deck
- DD has list of who is paid and who is not on HOA dues

Kevin - Pool

- Swim team is meeting up on Thursday. Bathrooms should be stocked at this time.
- Opening is in process - we're down to the wire to get Clay county out to schedule inspection.
- Lights have been checked and about half of them are working at the moment. We can't replace them until the pool is drained and they are very expensive so we are going to try to make it through the season on what we have. It shouldn't affect the swim team.
- Big grill is ready to use. Propane is stocked. Small grill possibly needs to be replaced since flame won't catch. DD will look into replacing it.
- Kevin will let Midwest know about the lap schedule.
- Baby pool shade is not up yet, but Kevin will try to get it up before the weekend
- The heater has not been inspected yet. Hopefully it will be before the end of the week.
- Hot water heater is not working - may need a control board (\$1300) replacing is \$3500 - current one is 10 years old already. Currently has a tankless water heater. Board vote to replace tankless hot water heater. Approved.

- Kevin would like to replace the water fountain

Charley - Facilities

- A lawn needs mowed - and it is in probate. DD proposes that we pay the neighbor to mow it so it doesn't look vacant. Budget \$40-\$50 per mow. Temporary fix while it's still in probate.
 - Group discussion about pros and cons of covering this cost. Main issue is that no one owns this home.
 - Board takes it to a vote - vote yes to temporarily cover this cost and will re-evaluate at the next meeting. Motion passes with 7 out of 8
 - 4021 ne brooktree lane
- Neighborhood mowing - Messenger the company has had a lot of turnover which is why we are having trouble getting all of the patches of grass mowed. The owner of the company has been very responsive.
- Messengers sprayed for weeds yesterday and will come back out after the rain.
- Tabling additional bids for landscaping until we give Messenger a chance to correct their mistakes.
- Commercial dumpster on Mersington. One more month and then no more permits for a whole year. Working with the city on this issue.
- If a sign is in the yard, and Charley can't reach anyone, she leaves a note and gives them three days before she removes the sign.
- Boat in driveway - Warren has spoken to them and they have made arrangements to store it year round and they are trying to get us to waive the legal fees. We will likely do this. Will be discussing at the next meeting adding repercussions for breaking the by-laws.

Jon - Facilities

- Can't get ahold of any of the shelving that he sent via links. Found a plastic shelf option that he can pick up tomorrow. Opting for plastic instead of metal because of rusting.
- Jon will check on bathrooms to make sure they are ready for the Thursday swim team event.
- Babble timeline - Due June 20th, 2022, deliver that weekend. Removing phone numbers and adding a link to the website instead.
- Discussion about making a babble online opt-in option for members who don't want a paper copy. Group consensus to bring this idea to the members at the meeting.

Kristin - Website

- Pricing: \$26/m would allow us to make payments online and would link with our accounting system - Voted yes to this budget
- Group discussion on late fees and incorporating them into the online payment system
- Kristin will need to have a meeting with our bookkeeper to discuss implementing the online payment system
- Board member area - password protected
 - Directory information

- Link to the board's Google Drive

Kristi - Secretary

- Blood Drive - Community Blood Bank - not doing the donation buses at this time. Would be something good to visit in the future.
- New Facebook Group Page - please invite neighbors that you know to the group.

Warren - President

- Discussion on by-law infractions

Next meeting: June 21st, 2022 at 6:00 pm

Meeting adjourned 5/24/2022