

Brooktree HOA meeting 6/26/2024

Called to order 6:02

Last meeting's minutes approved

In attendance: Kevin, Anissa, Jon, Kristen, Brandon, Vincent, DD, Don, Theo, Kristi

Kevin - The Pool Guy

- Replacing tiles as needed
- Women's bathroom fixed
- Less sand in the pool now
- Dana's security is working greatly
- No outstanding projects
- New inspector is easy going
 - Checking the combined chlorine readings
- Midwest won't guarantee that they will be here before opening so Kevin is checking it after closing and digitally monitoring it between.
 - Device doesn't read the exact chlorine reading but that is what the county is checking for
- Might need Kevin to shock the pool on Friday or Saturday after closing to make sure we are good on chlorine levels.
- Pool closing time - at 8:30 Dana needs to clear the pool and it's a hard close at 9:00 People have been lingering and they need to be able to lock up.
- Swim team party is scheduled on Sunday July 28th - board concerns that it doesn't work for the members to close the pool for the swim team.
- Umbrellas are being kept in the shed and to be checked out by residents.
- Kevin will be gone Sunday July 7th -
- Pool deck needs attention

Kevin excused 6:24pm

Social - Theo

- Adult party: 7/27/2024
 - Pool closes at 4:00 to set up
- Fall Garage Sale: 9/13/2024-9/14/2024
- Year end party 8/31/2024
- Volunteer appreciation party at end of year
- Need to buy a grill?
 - Big propane grill 6-8 burner
 - Don will research (\$300-\$350 estimated budget)
 - It will come out of the maintenance budget
- Ice cream pop up party 7/13/2024

Anissa - VP

- Parties booked at the pool

- Anissa will tell the swim team that Sunday won't work for the pool party

Jon - President/Pool

- Future discussions to revisit pool guy contract and payment schedule for 2025

DD - treasurer

- Propose to raise the swim team facility fee to \$2000. Brandon to have conversation with Board president, Manny to see if the swim team can contribute more for 2024. 2025 will be going up for sure.

Vince - Recreation

- Gaga ball pit going well. Thinking about adding a laminated sign with rules.
- No leads on who did the graffiti
- Vince will look into pressure washing

Brandon - facilities

- New contact at messengers and discussing next years contract
- Code violations - boat on 57th terrace, trailers in yard
- Hornets and tree cleanup
 - Brandon will call messengers on hornets and tree limbs
- If there is budget left in facilities - ash tree will need to be trimmed or cut down.

Kristi Secretary/Babble

Babble notes:

- To be delivered weekend of July 19th and 20th
- Please be mindful of our wonderful pool attendants and their time. The pool has a hard close time at 9:00 pm - announcements will be made at 8:30 and 8:45. Pool must be cleared by 9:00 pm so everything can be locked up.
- Adult party: 7/27/2024
- Fall Garage Sale: 9/13/2024-9/14/2024
- Board elections - annual meeting 19th of September - Must put your name in by August 15th
 - Vince - rerunning, Anissa - maybe, Brandon - not rerunning
 - 4 Open spots

Forward Looking Business:

- Pool guy contract
- Pool deck - pushing this off until absolutely necessary - need to build our capital improvements fund
- Need to find out tax implications for building up our capital improvements fund
- Discussion - Do we want to allow paid ads in the directory
- Discussion - possibly putting a camera near the playground

Next meeting: July 17th, 2024 - Kristi will bring babbles to stuff

Meeting adjourned at 7:31