

## Brooktree HOA Meeting 8/21/2024

Called to order 8/21/2024

*In attendance: Kevin Vieth, Vince Monachino, Kristin Tartar, Kristi Burke, Jon Galloway, DD Zimmerman, Brandon Chapman*

Motion to approve July Minutes - Kristin, second Vince, approved

### Kevin, The Pool Guy:

Items for the board to discuss:

- Leak at backwash valve? (\$450.00)
- New sinks(24.5x16.5x34.75) (\$750.00)
  - Cost for both sinks
  - Use existing porcelain
  - Replace wood behind the cabinet
  - Painting around the floor
  - Final bill is by the hour
- Deck Roof/floor repairs(pending engineer assessment)
- New Cameras - on the back burner for now
- Leak at heater valve? (450.00)
- Cover for baby pool motor over winter (no charge)
- Powerwash and touch up bathroom floors (\$250.00)
- Isolate pool leaks (no charge)
- Baby pool pump enclosure and front gate paint? (\$250.00)
- Chuck Logan - engineer for deck assessment. Took a look and will send his recommendation.
- Lights at SW corner and on shed for East side? (Swim team will pay if ok with HOA)
- Suggestion to add a light at the corner of the pool to curb vandalism. Kevin thinks swim team will pay for it.
  - Open discussion on pros and cons
  - *Board votes yes on an inward facing light contingent upon the swim team agreeing to pay for it and board final approval on the light design and electrical.*
- Last inspection of the summer - passed today

*Kevin is excused*

### DD for Theo/ Social

- Adult party went really well. Bingo was a hit, food was good
  - Less than \$500 for the whole party
- BBQ for closing party. DD Suggesting chicken breasts for sandwiches.
- Beach towels are on sale at Sam's so DD picked some up for next year's pool opening party raffle.
- Movie night is night after pool closing party
- Interested in doing an Easter Egg Hunt next spring

**DD, Treasurer**

- After August financials are complete, DD and Kelley can crunch numbers to come up with next year's budget
- Discussion - To plan for next year, do we need a pool attendant during school hours?
- Discussion - keeping the pool open a couple of extra weeks - there's a lot to consider including staff, chemicals, and heating.
- Discussion on Kevin's quotes
  - Board votes to order the sink bases contingent upon measuring the base. Board will examine and see if they are sturdy enough and what we want to do moving forward.

*Theo Buckman joins meeting*

**Brandon/facilities:**

- Bid from messengers for common area mowing and landscaping.
  - \$17,024/year
  - 2 year contract
  - 5.5% increase from our last contract which seems pretty reasonable considering
  - Bid won't be voted on until new board is in effect
  - Brandon endorses Messengers for the next board

**Kristin/Website**

- Directories in with October statements

**Vince**

- No new business

**Kristi/ Secretary**

- Ballots are ready to order
- Need to get lock key for DD for the box

Meeting adjourned at 6:56 pm