

## **Brooktree HOA Meeting 2/28/2024**

In attendance: Kristi Burke, Kristin Tartar, Jon Galloway, Vince Monachino, Don Fitzpatrick

Meeting called to order 6:01

Jon motions to approve January meeting notes, Kristin seconds, all approve

### **Jon Galloway - President and Pool**

- Contract with Dana Carver
  - Pros: Invested in the neighborhood, ex-cop, less expensive than other company
  - Jon has contract and just needs to sign
- Jon will send out a list of items Kevin is authorized to do for this year. Anything over \$ threshold will need the board's vote.
  - Discussion - creating a google sheet of pool desired upgrades and priorities
  - Kristi will send out a spreadsheet in google drive to the board for tracking optional upgrades for the neighborhood
  - Long term deck solution planned to discuss for next year

### **Treasurer - Jon for DD:**

- Audit is complete and board requests copies to each member
- Second half billing will be due April 1st
- Diaper drive suggestion for opening party - Board approves. Kristi to add to the Babble

### **Brandon - Facilities:**

- Appletree Lane Fence: DD suggested to make the deadline May 24th. Kristin suggests May 17th so they can get the pool key. Board votes on May 17th - unanimous decision yes.
- Facilities: dogs going through the bracing into neighbors yard and it appears homeowners are fostering dogs and they need a notice that they are exceeding their pet rule.

### **Kristin: Website**

- Calendar not on website because social calendar isn't finalized.
- Too many IP addresses are connected to our wifi so Kristin is planning to go out during pool set up to improve digital security. Jon would like to be there too to learn.
- CCR's are all several documents - can create all in one file. Kristin will put all the typed versions into one searchable PDF and Kristi will create a FAQ for common restriction questions.

### **Kristi: Secretary/Babble**

- Babble notes:
  - Delivery April 12th and 13th

- Needs to include Social Schedule
- Diaper Drive for Opening Party
- FAQ on covenant restrictions
- Will create spreadsheet for wishlist improvements that need future votes
- Will create a FAQ for covenants regulations and restrictions

**Vince - Recreation:**

- Kristi is passing the slide project to Vince to manage. Don and Jon to assist. Suggestions include sanding with a rasp, using kilz primer, and/or blow torch.
- Gaga Ball:
  - \$1500-\$5000
  - Vince has several quotes
  - Is this in the 2024 budget? Not in the recreation budget - is it in capital improvements?
  - Vince will put together a proposal for low, medium, or high permanent gaga ball structure to be voted on at the next meeting.

Open Forum: Discussion about the facebook group. It is a closed group and users are required to answer questions to get into the group. We can comb through the group when we get the updated directory every year.

Don: request for detailed 2024 budget. Kristin suggested to get a csv from Kelly so we can zoom in on the budget line items.

**Next Meeting: March 27th, 2024 at 6:00 pm**