

Brooktree HOA Meeting
6:00 pm January 22, 2025
Mid-Continent Library

- Call meeting to order - 6:02 p.m.
 - Vince, Kristin, Jon, Tamara, DD, Brody, Don
- Approve November Meeting Minutes -
 - Motion to approve - Tamara

Pool - Kevin/Jon/Don

- Deck Project update - Don
- Pool leaks
- Midwest Contract Review
- Pool Guy Contract Review
- Reach out to Dana about 2025 season for security contract
- 2025 Clay County permit applications have been submitted

Hole is filled back in and we are waiting for the weather to clear to fix the second leak and then have Rodrigo re-concrete. Discussing security with Dana, who is expected to submit a bid for this summer by next month. Kevin discussed his bid and minor changes to what he would charge for.

Treasurer - DD Zimmerman

- Deck committee update
 - Deck committee
 - DD
 - Warren Prince
 - Lee Caven
 - Jim Bone
 - Warren Prince
 - Don Fitzpatrick
 - Kelly Pollard
- 2024 Taxes are done and filed. Owed a little on the interest income.

Permit for pool approved end of December. Demolition is complete and the ground is covered by tarps. Propose putting the drawings on the website once we start building. Next payment of \$50K due on completion of concrete pour. Pool committee members will plan to be there daily to monitor construction.

Midwest Pool Management - this year's contract is less than \$500 less than last year. DD recommends we shop around for a better deal. Their role has been greatly reduced. Don recommended we itemize the documentation issues and

Action item: Jon to follow up with Midwest. Ask Kevin Veith for documentation to assist with the conversation. Approach it from "What can you do for us" perspective, given issues executing last year's contract.

Pool Guy Contract - discussed contract and proposed changes / areas for negotiation.

Social Chair - Theo/Emily/Tamara

- 2025 Social calendar
 - April 11-12 Yard Sales (Friday/Saturday)
 - May 24th Opening Party
 - July 19th Adult Party
 - August 30th Closing Party
 - Sept 18th Annual Meeting
 - Sept 19-20 Garage Sales (Friday/Saturday)

Facilities: Brody Tejkl

- 5624 N Gladstone Pl for sale and realtor listing as ideal for "many tenants". Jon has called and sent an email citing HOA rules restricting residences to be single family homes
- Review/approve 2025 Area maintenance contract. \$18k budget item - 2 years
 - DD moved to approve
 - Vince seconded
 - Motion passed

Website / Directory - Kristin

- Directory comes out with first Babble - 2 weeks before April garage sale
- Set 2025 directory timeline
 - March 28-29 Babble/Directory delivery
 - Action: Babble copy due to Emily by March 17th
 - Action: DD to supply list of addresses to Kristin

Vincent - Recreation Chair

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Secretary - Tamara

Schedule Next meeting

- Proposed moving to 2nd Wednesday - February 12, 6-7

Open floor

Adjourn at 7:03 p.m.