

BROOKSIDE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
ANNUAL OWNERS MEETING
MINUTES
FEBRUARY 4, 2016

CALL TO ORDER

The meeting was called to order at 6:30 PM.

INTRODUCTION OF BOARD MEMBERS

Betty Hooper, David Bryant, Mike Lane, Jerry Lenox, Karen Reardon introduced themselves. All owners present introduced themselves.

QUORUM ANNOUNCEMENT

Kim Coffey reported that there are 9 owners represented in person or by proxy. A quorum has been established.

ELECTION OF 2016 BOARD OF DIRECTORS

The slate of nominees who volunteered to serve is as follows: David Bryant, Betty Hooper, Mike Lane, Jerry Lenox, Regina McCartney, Karen Reardon, Mathew Hooper and Pat Isler. We had no further nominations from the floor. Ballots were turned in and all those nominated were elected.

2015 ACCOMPLISHMENTS

Pool Renovations: David reported that the pool renovations have been completed. The Board obtained 3 bids for the pavers. New pool furniture was also purchased. The renovations look great.

Entrance Enhancements/Removal of Dead Trees: David reported that some of the azaleas were taken out and 2 dead trees removed from the front. Grass has been placed down and four trees were planted.

GUEST COMMENTS:

An owner requested information concerning a reputable tree company. Betty stated they would get her that information.

2016 GOALS/TOPICS:

PCIP Grants: David reported that the association will continue to seek PCIP grants. We can only apply every other cycle. The Association has had great success in getting items done around the property.

Pay off Siding Loan: David reported that the association is due to pay off loan October 2017. Given the Board's previous decision to increase the loan payment amount to \$4,500 per month, the loan should be paid off 7 to 8 months early; by February or March of 2017. The Board is hoping to have paid off by October 2016.

Continue to Fund Reserves: David reported that we would go over in more detail under the financials. The biggest expense for the reserve is the streets.

Signs: Betty reported that the HOA will be replacing signs through the property. The goal is to have all the signs have the same theme.

Installation of 2 Overhead Safety Lights: There will be two more street lights installed; one at the end of Brookside Court and one at the end of Brookside Place.

FINANCIAL REPORT

2015 Financial Compilation: David Bryant reviewed the year-end compilation report and the reserve breakdown. The balance on the siding loan is now \$48,220.

An owner had asked if the association was going to provide the amnesty dumpster again this year. The Board stated they would.

ADJOURNMENT

The meeting adjourned at 7:05 PM.