

Brookside Townhomes  
Annual Owner's Meeting  
March 30, 2023

**Call to Order**

Pat Isler called the meeting to order at 6:00 pm.

**Introduction of Board Members**

Board members Pat Isler, Patrick McGraw, Cecilia Rojas, Dawn Hawthorne, and David Bryant introduced themselves.

**Quorum Announcement**

10 owners present in person either in person or via proxy. A quorum was established.

**Election of 2023 Board of Directors**

David Bryant Dawn Hawthorne, Pat Isler, Patrick McGraw, Cecilia Rojas, Marie Sanford and Jerry Lenox were nominated to serve on the board. Votes were cast. All those nominated were elected.

**2022 Financials**

David Bryant reviewed the financials. He discussed the larger expenses for the year, including the replacement of the fence. He stated that almost all expenses had increased year over year. He presented and discussed the 2023 budget. As dues had not increased in over 10 years, the board voted to increase the monthly amount from \$110 to \$120.

**2023 Goals/Topics**

David Bryant discussed the goals for the 2023 year. These included:

**Sprinkler Repairs**

The HOA was finally able to find a company to come out and assess the system. They stated we needed a well, at a cost in excess of \$11,000. The board requested a second opinion from another company. The second company stated we needed to replace the pump, at a cost of approximately \$4,000. The board made the decision to replace the pump, which had been ordered. Repair of the sprinkler systems is a high priority for the board.

**Safety and Security**

The board and owners discussed several topics related to safety and security:

- The board is exploring options related to the installation of cameras to help deter any potential criminal activity.
- The board continues to make outside lighting a priority, ensuring that lights are repaired timely.
- The board is also addressing fences and barriers behind units which prevent safe passage in cases of emergencies.

**Neighborhood Appearance**

- The board is addressing inoperable or abandoned vehicles, such as vehicles with flat tires or expired tags, which cannot be parked anywhere in the community.
- The pressure washing of the units will take place in May. Notices will be sent out approximately one week before the project begins.
- The board is sending notices to units where repairs are needed, such as a unit along Brookside Drive with siding falling off the side of the unit.

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- Board members have noticed trash around the dumpsters. Residents that note individuals leaving trash outside the dumpsters are encouraged to contact the property management company.
- The HOA applied for a grant from the city to help remove the invasive bamboo along the creek line, but the grant was not approved. The board has received quotes to cut the creek line back 10 to 15 feet, which will cost approximately \$7,000. The board will consider this project once funds are available.
- Several oil leaks along on Brookside Drive have been reported. Owners have been sent violation notices. If the leaks persist, the units will be reported to the fire department, and will be subject to fines. This topic is important as leaks can damage the asphalt, and the roads were replaced only a few years ago.

#### Pets in the Community

Several units have large dogs. Some have submitted waiver requests for emotional support animals. Residents are encouraged to report to the property management company any large dogs, multiple dogs, and/or animals being allowed to roam the community or not on a leash; all of which are not allowed. When reporting an issue, residents are encouraged to get a picture of the animal(s) and a unit number where the animal(s) reside.

#### Guest Comments

Owners and guests discussed several topics:

- Lawn maintenance not occurring on the upper level of retaining walls
- Suspected criminal activity occurring at 4260 Brookside Drive
- Restricting short-term rentals, such as AirBnB. The covenants would have to be amended to restrict this type of use. The board has had numerous conversations on this topic. An amendment to the covenants would require 75% to vote in favor of the amendment, which would likely not be achievable, given approximately 50% of units are not owner-occupied.

#### **Adjournment**

With no further business, the meeting adjourned at 7:17 pm.