

Brookside Townhomes Homeowners Association, Inc.
Annual Owners Meeting
Minutes
March 13, 2025

Call to Order

Pat called the meeting to order at 6:03 pm. The following board members were present: Connie Brooks, David Bryant, Kim Coffey, Dawn Hathorne, Pat Lysek, and Patrick McGraw. Christina Dye, Darina Ivanova, and Cecilia Rojas were absent.

Introduction of Board Members

Each of the Board members introduced themselves.

Quorum Announcement

There were 10 owners represented in person and/or proxy. A quorum was established.

2024 Annual Financial Report

David presented the 2024 financial report. The Board has approximately \$87,000 in the bank as of December 31, 2024. David went through each major revenue and expense category and discussed how final results compared to the 2024 budget previously adopted by the Board.

2025 Budget

David discussed the 2025 Budget, as approved by the Board. He stated that the Board had voted to keep dues at the current level. Additional expenses would include a return to lawn spraying now that the sprinklers were repaired.

2025 Activities

Sprinkler System

The Board reported that its focus for 2025 was restoring the sprinkler system to full functionality. As repairs are made, additional issues will become known. Residents should contact EPM if they notice any problems.

Pressure Washing

The Board also reported that it was planning on returning to pressure washing the community during the year. Resident would be given notice prior to the pressure washing occurring.

Overgrowth Along Creek

The Board reported that one of its goals for 2025 was to cut back the overgrowth along the creek line.

Tennis Courts

A leak in the water supply lines had damaged the tennis court surface. The Board will work to make repairs in 2025.

Guest Comments

Guest made the following comments:

- A sprinkler issue was reported between 4231 and 4323 Brookside Drive
- There is washout occurring at 4285 Brookside Drive. The owner was instructed that she could plant grass, and that any hedges or living fences would need to be submitted for approval.
- A owner reported plumbing issues occurring at his unit.

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Adjournment

The next meeting is an Organizational Board meeting scheduled directly after the Annual Owners Meeting and then a regular Board Meeting scheduled for April 29, 2025, which will be in-person at EPM. With no further business, the meeting adjourned at 6:41 pm.