

Brookside Townhomes Homeowners Association, Inc.
Board of Directors Meeting
Minutes
February 25, 2025

Call to Order

Pat called the meeting to order at 12:04 pm. The following board members were present: David Bryant, Kim Coffey, Dawn Hathorne, Pat Lysek, and Patrick McGraw. Christina Dye, Darina Ivanova, and Cecilia Rojas were absent.

Minutes

The minutes for were tabled.

Guest Comments

- None

Financial Report

Monthly Financials

David presented the January 2025 financials. He reported the HOA had approximately \$97,000 in the bank. He reported that the HOA was close to having positive equity. David presented to 2025 Proposed Budget. He reported pressure washing was included in the budget. The Board asked to include pest control, which was added. He reported that the loan should be paid off in late 2026. Patrick made a motion, which was properly seconded by Dawn, to approve the financials and budget. The motion passed unanimously.

Collections Update

David reviewed the status of collections. Two units which were behind were to be referred to the attorney for collection. Going forward, EPM will send David copies of the demand letters.

Old Business

4269 Brookside Drive (oversized pets and living fence)

The owner still has not supplied all required information for her pets. The attorney confirmed the living fence is a violation of the covenants and the HOA has a strong case against the owner. Dawn reported that she had an incident with one of the dogs not being on a leash and running toward her. The Board discussed the attorney's recommendation of pre-suit mediation. Dawn made a motion, which was properly seconded by Patrick, to proceed with the pre-suit mediation. Motion passed unanimously.

4271 Brookside Drive (living fence)

Kim called Frances and asked about her shrubs. Frances stated that she had not planted them. Kim will contact her and ask she will have to remove them or she can authorize us to remove them.

New Business

Pool

The Board discussed the quote received for repair of the coping at the pool. Dawn made a motion, which was properly seconded by Patrick, to approve the quote for the coping repair. Motion passed unanimously.

Lawn

Patrick reported his frustration and recommend the Board seek another quote for lawn maintenance. David reported that he had reached out to Wallace for a quote.

The Board asked Kim to seek quotes for lawn spraying.

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Sprinklers

Dawn reported that she thought the sprinkler system was off. David stated he would double check. The system might have been off because of all the rain or someone may have turned the system off again. Kim indicated that she would contact Wallace if the system turned out to be on, but not working.

Tennis Court

No report.

Other Matters

- Pressure Washing – The Board agreed that pressure washing should be discussed by the new Board and scheduled appropriately.
- Tenant Disturbances – Dawn reported on multiple instances with a tenant that was evicted or in the process of being evicted. The Board discussed the matter and recommended calling the police if necessary.
- Neighborhood Watch – The Board discussed the possibility of starting a neighborhood watch program again. No action was taken.
- Camera System – The Board once again discussed the need for cameras in the community. Patrick agreed to research the issue and report back to the Board.

Adjournment

The next meeting is scheduled for March 15, 2025, which is the Annual Meeting followed by a quick Organizational Board Meeting. With no further business, the meeting adjourned at 1:24 pm.