

Brookside Townhomes Homeowners Association, Inc.
Board of Directors Meeting
Minutes
January 28, 2025

Call to Order

Pat called the meeting to order at 6:02 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

David made a motion, which was properly seconded by Patrick, to approve the October 29, 2024 Board meeting minutes. The motion passed unanimously.

Guest Comments

- None

Financial Report

Monthly Financials

David reviewed the 2024 year-end financials. He reported the HOA had approximately \$87,000 in the bank, and the loan balance was approximately \$62,400. He reminded Board members that much of the bank balance was associated with deposits collected from owners. He discussed the various revenues and expenses and how they compared to the budget. The Board discussed the financials. Patrick made a motion, which was properly seconded by Dawn, to approve the 2024 year-end financial. The motion passed unanimously.

Collections Update

David reviewed the status of collections.

Amspacher – He is on a payment plan

Raines – E EPM demand letter had expired so this unit was sent to attorney

Gersch – EPM demand letter had expired so this unit was sent to the attorney

Mayue – She made a large payment she still owes and the unit is still with the attorney

Frye – EPM will follow-up to see if they received an email about adjusting his fees.

Walton – Kim will send her an EPM letter

Jerry Lenox – Kim will follow up with the attorney, as is not paying per the payment plan

Gomez – This unit is already with the attorney. Kim will check with attorney to see if can send a letter about collecting rental income.

Old Business

4269 Brookside Drive (oversized pets)

The owner still has not supplied all required information for her pets. Dawn reported on an incident that occurred when the dog ran towards her. All agreed it was time to push the issue with the attorney.

4269 and 4271 Brookside Drive (living fences)

Both units had received letters. 4269 Brookside Drive was with the attorney already. Kim spoke with the owner of 4271 Brookside Drive, who indicated that she did not plant the trees, that is was the owner of 4269 Brookside Drive.

Manhole Accident Lawsuit

Kim reported that EPM had depositions, which focused on the placement of the dumpster. The attorneys are moving to have EPM dropped from the suit, as there was no expectation that EPM would have been doing anything with the manhole.

Brookside Townhomes Homeowners Association, Inc.
Board of Directors Meeting
Minutes
January 28, 2025

New Business

Pool

The Board discussed the quote received for repair of the coping at the pool. The Board also discussed when the pool will reopen for the summer. No decisions were made.

Lawn

Patrick reported that he had asked the vendor to start cutting the creek line. David report significant weeds and debris behind 914-916 Brookside Place. He also stated that he would reach out to Wallace about a quote for lawn maintenance.

The Board discussed the need to cut back the crepe myrtles. Some members thought they should be cut, while others did not. Patrick and Dawn agreed to meet to determine which exact one should be cut back.

Sprinklers

The Board once again was concerned that the sprinklers were off. The lawn maintenance vendor has been turning them off. David stated he would double check.

Tennis Court

The Board discussed the needed repairs, but because of the cost, no action was taken.

Other

Annual Owners Meeting – The meeting has been scheduled for March 13, 2025. All Board members present indicated that they were willing to continue serving.

Adjournment

The next meeting is scheduled for March 13, 2025, which is the Annual Meeting followed by a quick Organizational Board Meeting. With no further business, the meeting adjourned at 7:49 pm.