

Bryant Woods Homeowners Association

2018 Annual Meeting

President's Comments

1. Bylaws Update.

Only a couple major items needed to be updated from our 1981 version – our voting process, board term limits and quorum. Other items changed to reflect technology and business changes over the last 30 years; several sections were updated to make our bylaws align with Oregon statutes (laws). Watch your mail for updated Bylaws!

2. Electronic Invoices.

Using email, electronic Dues invoices are now sent to homeowner via quickbooks@notification.intuit.com with the option of paying with credit card or bank ACH (deduction from your bank account). Next year, online pool forms for pool parties and swim lessons will be available this way.

3. Woodsman.

Our experiment with electronic distribution has been less than a stellar success. (All newsletters are always available on www.bwhoa.org). We'll try something new this year to avoid your spam filters.

4. Renewal & Replacement Project Planning.

Our strategy changed for investing in renewal projects from a one-year budget approach to a longer term forecast. Our past practice caused our reserves to gradually slip from a high of \$70,000 to about \$40,000 and were going to dip lower. Shifting to a longer focus, we're on track to meet all scheduled replacement projects and gradually build our reserves. Our financial situation is excellent and with this shift it's on to track to continuously improve.

5. Cloud-Based.

All current BWHOA information is now in the cloud with safeguards for access.

- Our accounting system is QuickBooks Online. Timekeeping and Payroll are web-based. Any board member can either view or have full access depending on their role. BWHOA.org hosts our website and many of our records. All homeowners are welcome, and encouraged, to join.
- Our documents are kept on Dropbox in three separate folders. One for the Board, one for Accounting and one for the President. Transition to new board members is simple and past information can be easily shared.

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6. Pool Activities.

Plenty of sunny days and more families with young kids made the pool a booming place this summer.

- More kids took swim lessons this year. Additional sessions could be added next year. A second lifeguard dedicated to watching the big pool and general oversight during lessons will be considered.
- Families had more pool parties.

7. Pool Improvements.

- Wi-Fi was added to the pool area.
- Security Cameras updated.

8. Future Pool Projects.

After pool season:

- Deck replacement options will be considered. Hopefully, the decks will be replaced before next season. But, it depends on the ability to maintain our cash reserves.
- A broad review of Pool Policy and Operations will be done over the winter. The goal is to keep what's working and tweak a few items to make the pool a fun place for everyone.
 - Chaise lounges are still an issue. They need to stay on the cement – using them on the berm causes them to break.
 - Our system of signing in is based on an honor system. Unfortunately, honor is in short supply. Lifeguards need to be watching pools, not guard the gate.

9. Common Area.

- Our benches in Friendship Park were refinished.
- Bryant Woods sign on Deerbrush is freshly painted with new landscaping.
- Several trees needed to be removed this year, but fewer than last year.
- Next, contracting for ivy removal is being considered.

10. Volunteer Participation.

Board work is rewarding, but time consuming. Volunteer participation at social events has dropped off and been pick up by board members. Next year, social events will be evaluated based on volunteer participation. Lack of participation may lead to suspension of events.