

Bryant Woods Homeowners Association
Board of Directors Meeting
18753 Indian Creek Way
July 8, 2019

Board members present: JD Taylor, Kathy Taylor, Sharon Wood, Karen Logsdon (departed meeting early), Helen Kalk, Dick Audley

Absent: Dave Rohrer, Linda Fuchs

A quorum is present. Also in attendance Alexa Aldridge, the HOA Head Lifeguard

Members in attendance: Daniel Rocheleau

June 2019 Minutes: The Board approved the June 2019 minutes.

Action Topics (taken out of order)

- a) 4th of July Social Event Debrief – Alexa commented that the lifeguards did quite a bit of cleanup. They were the only people to do cleanup. Sharon congratulated all for a successful event. The lifeguards were extremely helpful before, during and after the event. Hot dogs were cooked in advance and the buffet set up was changed resulting in very short waiting lines. More people brought salads and desserts than in recent years. The number of attendees seemed less this year. Perhaps due to cooler weather or community members out of town on vacation.
- b) Neighborhood Walk Around –Karen reported she is working with homeowners to clean up several unsightly properties. All but one has complied and the other said their property would be cleaned up by July 7.

Helen asked what could be done about homeowners who have fences in disrepair. Karen responded that homeowners are notified asking them to consider repair and/or replacement of the fence. The homeowners who have CC&R maintenance violations seem to be repeat offenders from prior years. They rectify the issues each year when they are notified but do not maintain the properties throughout the year. The idea of having more than one walk around each year was discussed.

- c) Pool Violations – Dick explained a recent violation that resulted in a suspension. He stated that the homeowner requested that the suspension be reversed. The board discussed ways to improve the reporting and implementation of the pool violation and suspension process. All agreed that when a violation notification is received by the pool committee that the committee will call the homeowner letting them know that the case is under review and that they will be receiving notification of the committee's decision regarding the case as soon as the investigation is completed (ideally within 48 hours).

JD will remove broken pool furniture from the pool area. An electrician will be repairing the in-pool lights tomorrow.

- d) Board of Directors Nominating Committee - The committee has been working to recruit new board members for nomination. There are five vacancies. A description outlining board duties will be included in the next Woodsman.
- e) Fence encroachment – Karen reported that an owner started to replace a fence without approval, and that the existing fence had an encroachment on the Bryant Woods' common area. Karen communicated with one of the owners who said her husband would call when he returned from his travels. In the meantime, the builders stopped the project. Karen had not yet heard back from owner.

Committee Reports

Social: No upcoming events other than the Annual Meeting in September.

Architecture: Approvals include fence replacement at 18782 Indian Creek Way; deck replacement at 18561 Waxwing Way and roof replacement at 18521 Waxwing Cir.

Communications: We will try a new emailing service to deliver the Woodsman electronically. But we will continue to deliver a paper version of the Woodsman during the transition period. The July newsletter will focus on the upcoming board election and swim lessons and pool parties.

Treasurer's Report: The budget is on track for this year. Kathy asked about upcoming expenses that should be included in next year's budget. The water fountain at the pool needs to be repaired immediately.

Karen asked about the traffic issue in the neighborhood. Given the amount of construction in the adjoining area the traffic in BW may get worse. It was decided that this issue should be addressed next year.

Meeting was adjourned at 8:15. Next Board meeting is August 12, 7:00 p.m., location TBD.