

Bryant Woods Homeowners Association

January 13, 2020 7:00 PM

Brandon Jones - 4860 Centerwood

Minutes for Board Meeting Agenda

- 1) Meeting was opened at 7:00 PM
- 2) No other attendees except the board; Tracy & Amy were absent
- 3) A quorum was present
- 4) Action Topics:
 - a) Fees & Charges – Kathy presented 2020 dues and fine schedule including a daily rate for unpaid fines. In the future we should mail this information with Dues Invoice. It was moved and approved. See Fees & Charges on BWHOA.org
 - b) Director’s Notebook Discussion – discussion only, no motion
 - c) Update on Fence Encroachment on Central Path. No changes. Kathy will contact our attorney for next steps.
 - d) Long-Range Financial Plan Discussion. See document is on BWHOA.org. The goal is to accumulate Operating Cash and R&R funds equal to 1 year’s dues. Reserve funds are for emergencies as well as for R&R Projects.
- 5) Committee Reports
 - a) Social – Holiday Party discussion.
 - b) Communications – Encourage Locking Mailboxes; Future newsletters should include financial statements and minutes.
 - c) Common Area – Discussed solicitation for bids for Central Path topcoat and repairs.
 - d) Architecture - **none**
- 6) Treasurer’s Report – 2019 ended with estimated net income of \$12,354 (some invoices still pending). On December 31, 2019, \$20,000 was transferred to Money Market account which includes \$4,000 designated for R&R Reserve and \$73,179 for R&R Projects and Emergencies.
- 7) President’s Comments
 - a) Location of next meeting will be at Kathy Taylor’s home.
- 8) Meeting was Adjourned at 9:00 PM