

Bryant Woods Homeowners Association
Monthly Board Meeting Minutes May 11, 2020

Opened Zoom Meeting at 7:00 PM

Members on the Zoom Meeting: Kathy Taylor, Scott Anderson, Kevin Schilperoot, Brandon Jones, David Rhorer. Members absent or unable to connect: Dick Audley, Amy Bowen.

- April minutes: no meeting was held in April due to the pandemic.
- Helen Kalk tendered her resignation from the board due to personal issues.
- General discussion about Covid-19 impact on summer activities. At this time all activities are cancelled including 4th of July, Swim Lesson, Pool parties, Garage Sales. Pool opening is dependent on the Governor and Clackamas County.
- No objection to renewing Insurance Coverage for 2020-22 with the same coverage.
- Recruiting Nominating Committee was discussed. Kevin will Publish in Woodsman. The committee needs 2 volunteers & 1 board participant; alternatively, 3 board members appointed if volunteers do not step forward.

- Annual Meeting is tentatively scheduled for Sept 24. The form of the meeting will be based on the state of the pandemic. At this time there are 4 openings for new Board Members. (see table)

2020 Recruitment	
Terms of Board Members	
	Term Expires
Dick Audley	9/30/20
Tracy Lewis (resigned)	9/30/20
Kathy Taylor	9/30/20
Helen Falk (resigned)	9/30/21
David Rhorer	9/30/21
Kevin Schilperoot	9/30/21
Scott Anderson	9/30/22
Amy Bowen	9/30/22
Brandon Jones	9/30/22

- Architectural approvals
 - 4869 Sage Hen Way – Roof Replacement
 - 18431 Deer Oak Ave – Backyard Gazebo
 - 29600 SW Seely – Exterior Paint
 - 18790 Indian Creek Drive – Siding Replacement
- Discussed Architectural Archiving process (1 pdf doc with all requests for year, posted on BWHOA.org; similar to minutes... see BWHOA.org)
- Common Area Central Path Bids topic is postponed.
- Discussed Short-Term Rentals – Last summer Board interpreted the CC&Rs to prohibit non-residential business activity such as short-term rentals. The current Board concurs.
- There was no update on Fence Encroachment on Central Path.
- Financial statements were presented, no comment or discussion.
- Next meeting will be **Zoom meeting unless circumstances change**
- Adjourned 8:00 PM

Bryant Woods Homeowners Association

Balance Sheet Comparison			Budget vs. Actuals: FY 20 - FY20 P&L			
	30-Apr-20	30-Apr-19		Actual	Budget	Remaining
ASSETS						
101 Operating US Bank	78,833.61	66,187.74	Income			
120 Money Market US Bank	77,195.87	47,153.38	401 Assessments	131,200.00	131,200.00	0.00
Total Bank Accounts	\$ 156,029.48	\$ 113,341.12	Other Revenue	84.45	3,185.00	3,100.55
150 Accounts Receivable	34,854.74	37,897.30	Total Income	\$ 131,284.45	\$ 134,385.00	\$ 3,100.55
152 Undeposited Funds	205.00	998.00				
153 Allowance Doubtful Accts	-1,000.00	-1,000.00	Expenses			
160 Prepaid Insurance	714.94	707.66	510 Pool Operations	8,857.49	50,405.00	41,547.51
TOTAL ASSETS	\$ 190,804.16	\$ 151,944.08	610 Common Area Facilities	4,867.88	27,875.00	23,007.12
LIABILITIES AND EQUITY			710 Social	0.00	3,100.00	3,100.00
Liabilities			721 Homeowners Trash & Yard Debris	2,104.48	6,500.00	4,395.52
200 Accounts Payable	725.00	240.18	750 Communication	363.37	1,400.00	1,036.63
Credit Cards	527.00		770 Administration	3,555.81	11,800.00	8,244.19
Total Liabilities	\$ 1,252.00	\$ 240.18	800 Capital & One-Time Projects	0.00	18,000.00	18,000.00
Equity			901 Path Top Coat Slurry Seal 15	0.00	10,000.00	10,000.00
305 Designated for R&R Project	73,182.06	45,105.69	Total Expenses	\$ 19,749.03	\$ 129,080.00	\$ 109,330.97
306 Designated for R&R Reserve	4,000.00	2,000.00	Net Operating Income	\$ 111,535.42	\$ 5,305.00	-\$ 106,230.42
380 Unrestricted Fund Balance	834.68	18,600.39				
Net Income	111,535.42	85,383.20				
Total Equity	\$ 189,552.16	\$ 151,089.28				
TOTAL LIABILITIES AND EQUITY	\$ 190,804.16	\$ 151,329.46				

Saturday, May 02, 2020 11:47:03 AM GMT-7 - Accrual Basis