

Bryant Woods Homeowners Association
October 12, 2020 6:30PM
Zoom Meeting – contact communications@bwhoa.org
4860 Centerwood – Brandon Jones

Annual Meeting of Directors.

- Roll call for Quorum
 - In attendance outgoing board (Kathy, Brandon, Scott, Amy, David, Kevin)
 - In attendance incoming board (Brandon, Scott, Amy, David, Kevin, Daniel, Chad, John)
 - Absent incoming board - Tracy
- Board Members Self-Introductions
- Approval of Minutes from Annual Meeting – See Attached
 - During the meeting of members the election results were announced.
 - These members were elected to the board
 - John Krause - 2 year term
 - Tracy Lewis - 3 year term
 - Chad Lindsly - 3 year term
 - Daniel Rocheleau - 3 year term
- Election of Officers: President, Vice President, Treasurer, Secretary
 - (Board Members may volunteer for Officer positions. If more than one person desires the same position, a vote will be taken by paper ballots.)
 - During the Annual Meeting of Directors the following Officers were elected
 - President - Brandon Jones
 - Vice President - David Rohrer
 - Treasurer - Daniel Rocheleau
 - Secretary - Kevin Schilperoort
- Adjourn

Meeting Monthly Board Meeting Agenda

- Roll call for Quorum
 - In attendance incoming board (Brandon, Scott, Amy, David, Kevin, Daniel, Chad, John)
 - Absent incoming board - Tracy
- Approval of Minutes – See Attached
- No Attendee Comments
- Action Topics
 - a) Annual Meeting – Comments
 - b) Committee assignments
 - Communications – Kevin, John
 - Social – Amy, Tracy
 - Architectural – David, Brandon
 - Common Area – Scott, Daniel
 - Pool – Amy, Daniel, Chad
 - NEW Legal – Daniel, Chad, David

Tabled the idea of a “Disaster Preparedness” committee until early 2021.
Discussed the further partnership with Bryant HOA

c) Legal Issue – Homeowner’s put up fence July 2019 in Violation of Open Spaces. City Attorney is fining BHOWA. Hearing pending. Our attorney is discussing with City Attorney.

Encroachment:

Court Date - we need to enact whatever is possibly needed to allow Kathy and one other current board member to act on our behalf at the hearing.

Fine - we need to confirm our legal options for passing the citation costs as well as legal fees onto Veenker for violation of HOA policies and the costs incurred by such action.

d) 2021 Budget – First Draft – Add, Change, Delete Dues and Charges, Budget & Renewal, Replacement Reserve

Financial:

Bookkeeping/ Accounting - sooner rather than later we'll need to agree upon a plan for how this will be done. Whether this is outsourced to Kathy or another bookkeeper, or if it will be kept in house with Chad possibly.

Budget Committee - look over the long term plan Kathy has worked so hard to prepare and make any adjustments that might be pertinent given the view of the current board.

Board motioned and approved Chad Lindsly as book keeper.

e) Social – Halloween, Carriage Ride (Amy to contact to confirm)

Put a simple note in Woodsman with links to OHA and CDC, but acknowledge that trick or treating may happen in our neighborhood and lights out by 10pm

f) Pool – Wet Kat will present list of possible winter projects, Insurance Inspection

Pool:

- There may be some potential safety issues from the risk management walk through to address before we reopen in for 2021.

- WetKat recommendation for pool system repairs/upgrades.

g) Common Area – results of Annual Walk Through and follow-up – Amy For Love of Trees bid – our tree keeps breaking neighbor's fence

Common Area:

Maintenance - it sounds like there is interest in possibly having it bid by multiple vendors again to ensure that we're receiving a fair price.

Trees - similar to the maintenance, it sounds like getting a second opinion/ cost assessment might be something to place on the agenda common area chair or committee.

Potential Grants:

- It sounds like Chad may have a handle on these for now, it would be good to discuss these as a board to understand how it might affect our operations.