

Bryant Woods Homeowners Association
November 9, 2020 6:30PM
Zoom Meeting – contact communications@bwhoa.org
4860 Centerwood – Brandon Jones

1. Roll call for Quorum
 - a. Board Members Attending
 - i. Brandon, Chad, Daniel, David, Kevin, John, Scott (phone)
 - b. Absent: Amy, Tracy
 - c. Members: None
2. Approval of Minutes from last meeting – Will be done via Slack
3. Member Comments: None
4. Topics
 - a. Insurance
 - i. Fire Extinguisher at pool replaced
 - ii. Discussed the issue identified by insurance during the walk through with a concrete slab at the pool sinking.
 - iii. Scott will work on getting the certificates of insurance from the three main vendors
 - b. Encroachment Update
 - i. Discussion with attorney indicates there is risk of incurring fines for any home encroaching if we go down the path of starting to issue a fine in this case because there is no written agreement
 - ii. Need to get a clear statement from the city attorney on our options
 - iii. Need to discuss options to ensure that we prevent any future situations where fences get installed in the wrong location
 - c. Dropbox
 - i. What should we do with Dropbox storage?
 1. Slack? – John to look into options
 2. Google?
 - d. Accounting
 - i. Chad has full access to QBO, but not access to online bank account
 - ii. Brandon and Daniel (President, Treasurer) still need to be given signature authority to bank accounts
 - iii. All autopay stuff is getting paid, but there are a few that will need to get manually paid in the near future.
 - iv. Only 7 owners are past due on assessments
 - e. Trash Cans – Put a mention in the Woodsman
 - f. Complaints process – Put a mention in the woodsman
5. Committee reports
 - a. Common Area
 - i. Did a complete walk through with “For the Love of Trees” and “All Around Arbor” to get a 2nd bid on tree maintenance.

- ii. For the Love of trees was very open to looking at contracts to make sure we are getting the best value for our dollar
 - iii. Discussed repurposing some of the common area funds to make improvements in other areas of common areas
 - iv. Will move forward with “For the love of trees” just ensure we’re making best use of the funds and shifting some of the work to “Signature” who is cutting the grass. Pay them \$725 per month
 - b. Social
 - i. Need to get confirmation of the carriage date. Has it been reserved? – Amy or Tracy
 - c. Pool
 - i. Adjusting the timer for pool lights
 - ii. Camera access through Comcast business
 - 1. Chad attempted to access the account, but no success. Chad will keep working on it
 - 2. Need a camera policy drafted
 - d. Communications
 - i. Share Newsletter Login and Password
 - ii. Emails, Jerry confirmed they were updated. Need to test
- 6. Financial
 - a. Budget review and approval
 - b. Need to be extremely transparent about the potential risk of fines for all encroaching fences as justification for maintaining current dues. Keep it concise in the woodsman, with a longer version available elsewhere
 - c. Voted on memo as drafted by Chad – Approved (6 to 1)
 - d. Voted on dues to remain at \$820 for 2021 – Approved (6 to 1)
- 7. Misc
 - a. Chickens – Formal complaint about having chickens, they are not allowed by CC&Rs. Trying to contact homeowner about chickens - Scott
 - b. COVID – The pause is coming, will need to leverage Zoom
- 8. Adjourn