

Bryant Woods Homeowners Association

January 11, 2021 6:30PM

Zoom Meeting – contact [communications@bwhoa.org](mailto:communications@bwhoa.org)

4860 Centerwood – Brandon Jones

1. Roll call for Quorum
  - a. Board Members Attending
    - i. Brandon, Chad, Daniel, Kevin, John, Scott, Amy, Tracy, David
  - b. Absent: none
  - c. Members: Ken Kaufmann
2. Approval of Minutes from last meeting
  - a. Vote to approve December - Approved
3. Member Comments: Ken Kaufmann on zoom to listen in, no comments
4. Topics
  - a. Legal - Encroachment Update
    - i. Daniel working on documenting the next steps
    - ii. Discussion with Board to get a new legal opinion
      1. Vote approved to seek a 2nd legal opinion, Brandon, Daniel and David will take the lead.
  - b. Accounting / Financials
    - i. 2021 Invoices went out on time
    - ii. Have already received nearly 50% of invoices, yay!
    - iii. Point questions on dues to the letter Brandon drafted. The letter is posted to BWHOA.org
5. Committee reports
  - a. Common Area
    - i. Dead Tree @ 18424 Sandpiper Way, found by arborist during walkthrough
      1. Scott will reach out to homeowner
    - ii. Need to make sure we do the walkthrough earlier this year, spring.
  - b. Social
    - i. Easter is the next Holiday that is standard. Needs to be COVID safe. Maybe just pass out goodie bags
  - c. Pool
    - i. Lights at the pool to run from dusk until dawn, may be a minor increase in PGE bill, but will increase safety – This was done by Brandon.
    - ii. The outlet powering the sump pump has a short, running an extension cord as an interim solution, will need to be addressed prior to pool season
    - iii. Access to Pool security camera, and policy around camera viewing
  - d. Communications
    - i. Domain is safe – Paid

- ii. Kevin to follow-up on email addresses to make sure Kathy isn't still getting accounting
- 6. Insurance
  - a. Concrete grinding is left but doesn't need to be done until the pool opens. Photo evidence is required for insurance
  - b. Let's ask the Insurance company about having a camera at the pool. It could have an impact on our insurance policy.
- 7. Misc
  - a. Chickens – Scott made initial contact with homeowner. Need to review and confirm the CC&Rs, "only caged animals kept within the dwelling house"
  - b. Homeowner agreed. Will wait for any other complaints from neighbors
- 8. Next meeting
  - a. Brandon will plan to host again, will also have zoom option due to COVID
  - b.
- 9. Adjourn