

Bryant Woods Homeowners Association
February 8, 2021 6:30PM
Zoom Meeting – contact communications@bwhoa.org

1. Roll call for Quorum
 - a. Board Members Attending
 - i. Brandon, Chad, Daniel, Kevin, David, John
 - b. Absent: Scott, Amy, Tracy,
 - c. Members: Ken Kaufmann, Patricia
2. Approval of Minutes from last meeting
 - a. **Vote to approve Jan Meeting Minutes - Approved**
3. Member Comments: Ken Kaufmann on zoom to listen in, interested on fence policy and encroachment. Sent some historic info, available to answer questions.
4. Committee Reports
 - a. Accounting / Financials
 - i. 2021 budget uploaded in quickbooks, lots of payments coming in.
 - ii. All expenses and invoices are up to date
 - iii. Chad has continued to utilize Kathy Taylor who has been extremely helpful. Suggestion that going forward we let Kathy bill in 15 minute increments. No formal vote needed (expected to be much less than the \$2000 threshold), but everyone agreed.
 - b. Social
 - i. Easter is the next Holiday that is standard. Needs to be COVID safe. Maybe just pass out goodie bags. No updates this month.
 - c. Common Area
 - i. Dead Tree @ 18424 Sandpiper Way, found by arborist during walkthrough
 1. Need to confirm, but it looks like it has been removed
 - d. Pool
 - i. **Need a 2nd quote for pool concrete grinding – Scott to follow-up**
 - ii. Need to start thinking about video cameras. Do we want to keep them? What are they capable of? Pool committee to review some old footage to become more educated about the video capabilities. We will need a proposal and camera policy before 2021 pool season.
 - iii. Pool lights are working and verified.
 - iv. Member reached out to ask why we keep an unattractive blue tarp in a visible spot within the pool area. Board discussed options: moving it, new storage, changing tarp cover, put it in pods? Pool committee to further review options.
 - v. Pool season is right around the corner (fingers crossed) and we will need lots of board (and member volunteers) support for pool readiness.
 - e. Communications

- i. Jan/Feb Woodsman is waiting on financials
 - ii. John to take over sending it out the Newsletter in March
 - f. Architectural
 - i. No approvals this month
- 5. Insurance
 - a. Concrete grinding is left but doesn't need to be done until the pool opens. Photo evidence is required for insurance. Need a 2nd quote.
 - b. Friendly follow-up from insurance to check on progress. No concerns yet
- 6. Legal - Encroachment Update
 - a. Reached out to get a 2nd legal opinion on current issue.
 - b. Met with our current lawyer, Pat to discuss all options
 - i. We need to show up on hearing date, so we can demonstrate our actions taken. What are we actively doing?
 - 1. There are new lawyers from the city working on the case and they have mentioned the possibility of a fine of \$1000 per count
 - ii. Need to treat all situations consistently and fairly
 - iii. Long discussion highlighting various points of view on next steps to remedy. All members present had the opportunity to share ideas and thoughts. After discussion, the following motions were put forward.
 - c. Motions:
 - i. Motion to have our legal team set up a mediation with both city and Veenker, per state law, to address the fines for both BWHOA and Veenker – Motion passed 6-0
 - ii. Motion for our legal team to initiate the fine process with Veenker, to show diligence on the part of BWHOA. – Motion passed 6-0
 - iii. Motion to offer a free fence removal service facilitated by the HOA. Motion passed 6-0
 - iv. Motion to allow our attorney to move forward with pursuing legal action against external encroachments. Motion passed 6-0
 - v. Tabled the motion on updating the fee schedule to allow for passing fines along to the homeowners responsible for correcting violations while taking into account the historical agreements between homeowners and the HOA. Action to continue research and drafting of a reasonable compromise approach to bring forward next month. The hearing with the city has not been set, so we have some (short) time to work on this. Goal is also transparency with homeowners and to set new timelines that will allow us to be successful in rectifying the situation.
- 7. Next meeting
 - a. zoom option due to COVID. Will continue to monitor the possibility of meeting in person again
- 8. Adjourn