

Bryant Woods Homeowners Association
June 14, 2021 6:30PM
Zoom Meeting – contact communications@bwhoa.org

1. Roll call for Quorum
 - a. Board Members Attending (quorum achieved)
 - i. Kevin, Daniel, Amy, David, Tracy,
 - b. Board Absent: Brandon, Chad, Scott, John K
 - c. Members: None
2. Approval of Minutes from last meeting
 - a. Vote to approve May Meeting Minutes - Approved
3. Member Comments:
 - a. none
4. Committee Reports
 - a. Legal - Encroachment Update
 - i. Hearing is on July 21st.
 - ii. Brandon and Kathy will meet with Pat (Lawyer) before meeting to confirm main points
 - iii. There is a new fence that is getting slowly rebuilt, need to contact owner
 - iv. Need to update the complete list to verify if anything else has changed with any other fences. Document the changes
 - v. Need final wording on fence removal wording to also show we are trying to improve the situation
 - vi. Insurance renewal went through.
 - b. Accounting / Financials
 - i. Should be in very good shape, spending less on pool maintenance
 - c. Social
 - i. Need statement in Woodsman – of plan for 4th of July, not having it
 - d. Common Area
 - i. The Common area is getting pretty overgrown, need to clear out a lot of weeds and underbrush. Need to get 3 bids on removal (David)
 - ii. As the BWHOA works through the encroachment it has come up that the “natural state” of much of our common area, may not be up to city code. No pesticide, or herbicides are allowed in the common area, so it would be a lot of manual labor to improve.
 - iii. Need to schedule the walkthrough – July
 - iv. Pet poo – Our service provider is no longer servicing the cans because of excess garbage in the pet waste cans. It was abused. Board looking into other options for garbage. In the meantime, carry your poop and trash home
 - v. Fence discussion
 - e. Pool
 - i. Pool update

1. Keeping the chemistry consistent
 2. Key Fob is still TBD
 3. Drinking fountain, still looking for an COVID safe option
 4. Shower is hot again!
 5. Bathrooms
 - a. Need to be cleaned regularly, still working through scheduling.
 6. Idea: Lap Swimming 8-10am, lap swimming rope is available anytime.
 7. 3 requests for parties – Board discussed and wants to decline until COVID protocols have been lifted.
 8. Swim lessons same as above
- f. Communications
- i. Need to get the June woodsman out.
- g. Architectural
- i. Blue Driveway – Sent letter to homeowners. No permission was asked, and it's in violation of CC&Rs.
 - ii. Logs – Those will be taken care of this week.
 - iii. Encroaching fence being replaced slowly, board by board. It has not been approved, it is an encroaching fence
 - iv. Purple house. This was approved, but the final product was not intended to be purple. Need to get more details – Brandon
 - v. Other small ones are getting reviewed
 - vi. Other boats and parking issues
5. Next meeting
- a. Possibly at the pool or Daniel's house
 - b. Zoom link will be posted
6. Move to Adjourn