

Bryant Woods Homeowners Association
July 12, 2021 6:30PM
Zoom Meeting – contact communications@bwhoa.org

1. Roll call for Quorum
 - a. Board Members Attending (quorum achieved)
 - i. Kevin, Daniel, Chad, Scott, Tracy, David, Brandon, John
 - b. Board Absent: Amy
 - c. Members: Rich Kokesh
2. Approval of Minutes from last meeting
 - a. Vote to approve June Meeting Minutes - Approved
3. Member Comments:
 - a. none
4. Committee Reports
 - a. Legal - Encroachment Update
 - i. July 14th Prep meeting with City Attorney (Brandon, Kathy, Pat (Lawyer))
 - ii. Official Hearing is on July 21st.
 - iii. Need final wording on fence removal wording to also show we are trying, Brandon and Daniel working on wording for the Fence removal program.
 - iv. After the hearing, we need to discuss with the homeowner who is slowly replacing boards.
 1. David will wait to get an update on the results of the hearing.
Then reach out to the homeowner
 - v. Need to update the complete list to verify if anything else has changed with any other fences. Document the improvements (Brandon, Daniel, David)
 - b. Accounting / Financials
 - i. Should be in very good shape, spending less on pool maintenance
 - ii. 3rd quarter dues are due
 - iii. Need to get a financial summary in the next woodsman.
 - c. Social
 - i. Need statement in Woodsman – Labor day party / Social event – Sept 6th (Amy / Tracy), Kona shaved ice truck? Will COVID be an issue??
 - ii. Annual Meeting will be later in the month, and can be a smaller event.
We will likely not have election results in time for the social.
 - d. Common Area
 - i. The Common area is getting pretty overgrown, need to clear out a lot of weeds and underbrush. Informal complaints (stern suggestions) about west area.
 1. Scott, David need to do a walk of common area, and make a priority list with a budget in mind. Need to get vendor quotes.
 - ii. David has a scheduled meeting with vendor on Central path next week, will include Scott so all the work can be looked at together.

- iii. Need to schedule the walkthrough – August
 - e. Pool
 - i. Pool updates
 1. Key Fob has been delayed due to part availability. At this point we're mid pool season and should wait until the end of the season, that way we can debug the system.
 - a. Fee for lost Fob will need to go up. Tags on Fobs could help keep track, no key exchange as fobs can be activated and deactivated. Landlords need to manage with tenants.
 2. Bathrooms
 - a. Getting cleaned daily, need to submit hours 30min per day
 3. Lap Swimming 8-10, lap swimming rope is available anytime - **Woodsman**
 4. Pool parties – Board still wants to pause pool parties this year. COVID is still a concern, and overall safety. 8 guests per homeowner is helping
 5. Clarify allowable ages for unsupervised, in the post COVID era. 18+ is posted now. 2019 rules were 14+ (with buddy).
 6. Discussed pool chemistry hours (2hrs per day to cover all required checks @ \$15 per hour). Timesheet needs to be submitted to Chad
 7. Bathroom cleaning (30min per day @ \$15 per hour). Timesheet needs to be submitted to Chad
 - ii. Complaints
 1. Pool behavior incident review being handled by the pool committee.
 - f. Communications
 - i. June/July sent out without financials, **Chad** will send a summary to **Kevin**
 - ii. Next Woodsman (special edition) to include:
 - iii. **Board nominations** for upcoming election.
 1. Need 2 replacements (David, Kevin)
 2. Nominations Committee:
 - a. **Scott, Daniel**, and a non-board member TBD
 - iv. **Key fob**, on hold
 - v. **Date for Annual Meeting?**
 - vi. **Fence removal**
 - vii. **Lap swim between 9-10 (T, Th, Weekends, per wetkat schedule)**
 - viii. **No pool parties**
 - g. Architectural
 - i. Blue Driveway has been repainted in an approved color (grey)
 - ii. Neighborhood walkthrough - August
 - h. General

- i. Discussed the "Community Dumpster" again. Can't be managed with current dump rules unless full time supervision. Overfilling, unacceptable materials, etc.
- 5. Next meeting
 - a. Zoom and Daniel's house again
- 6. Move to Adjourn