

Bryant Woods Homeowners Association

August 13, 2021 6:30PM

Zoom Meeting – contact communications@bwhoa.org

Actions in blue, votes in yellow

1. Roll call for Quorum
 - a. Board Members Attending (quorum achieved)
 - i. Kevin, Daniel, Scott, Chad, Tracy, Brandon, Amy
 - b. Board Absent: John K, David
 - c. Members: Tammi, Tyler, Brenda Lindgren
2. Approval of Minutes from last meeting
 - a. July Meeting Minutes are not available yet
 - b. ACTION: Brandon/Daniel to capture some minutes from July, make available with August minutes
3. Member Comments:
 - a. Tyler asked some questions about board expectations. What are the goals? Brandon shared about the common areas (pool), upholding the CC&Rs, community engagement, fiscal management.
 - b. Brenda offered some assistance for the tax filings.
4. Committee Reports
 - a. Legal - Encroachment Update
 - i. Agreement with Hollman Properties was approved by Pat Foran and fence was removed on 9/4 (by Brandon & Daniel), Fence was reinstalled on a private contract by Busy Beaver Home Improvement (9/7 - 9/10) along the property line using the marked corner pins as reference. Will follow up with Pat to provide confirmation that this encroachment is resolved and the city can be notified of its resolution. Needs to be removed from the encroachment spreadsheet.
 - ii. Another fence along the common area path that is encroaching and getting repaired. Agreement set an upper limit for how much fence can be repaired without requiring full replacement to the original property line. Daniel and Brandon will issue notice to homeowner
 - b. Accounting / Financials
 - i. Need to file the tax forms, extension was filed prior to deadline. Chad is working on getting necessary forms prepared for filing for 2020. Should be the same as 2019 which was done by a CPA. Daniel will review as treasurer, and Brandon as president.
 - ii. 2020 was \$0 payroll, since no employees
 - iii. Kathy has been very supportive and helpful and filled in some accountant duties while Chad was traveling.
 - c. Social
 - i. Annual Meeting coming up.
 1. Agenda

2. Food - None
3. Location – Pool, with simulcast on zoom
 - a. Daniel will take on the zoom account. Needed in the next week before the annual meeting
 - ii. Christmas – No horse and carriage, but maybe goodie bags
- d. Common Area
 - i. Lots of cleanup completed along the primary paths! Tru Green will be back to do some maintenance. West common area by the pool cleaned up. Looks great! Thanks Scott!
 - ii. More work is still needed, but great steps forward.
- e. Pool
 - i. Key Fob swap after pool season is over.
 - ii. Plan to close pool October 4th – Daniel to respond to Wetkat via email.
 - iii. Need to send the bill for the bathroom damages from an incident earlier this summer. – Brandon and Daniel
 - iv. Need a plan for the furniture storage. Get a dumpster for the old furniture and to cleanout the shed, and debris. Then store in the shed (as much as possible) – Chad to arrange dumpster
- f. Communications
 - i. Ballots sent out for election, with bios in the woodsman
 - ii. 2 Special edition Woodsman were sent about election, one more needed before the Annual Meeting of the members - Kevin
- g. Architectural
 - i. None to review
- h. Other
 - i. Safety concerns raised via email from homeowner related to cars parked on Deerbrush causing congestion on Deerbrush during school drop-off and pickup. With all the construction and repaving this has been a real concern. Traffic patterns aren't settled yet. The Board is researching the correct means to submit traffic concerns to the city. - Chad
 - ii. Additional traffic congestion on Indian Creek and the crosswalk is not always clear. Waiting for school traffic patterns to become more evident
5. Next meeting
 - a. Next meeting (October) will be our transition meeting for the board
 - b. Zoom link will be posted. – Daniel taking over zoom link
6. Move to Adjourn