

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

1. Roll call for Quorum
 - a. Board Members Attending (quorum achieved)
 - i. Brandon, Kevin, Daniel, Amy, Tracy, David, Scott
 - b. Board Absent: John K, Chad
 - c. Members: Ken Kaufmann, John Eastman
2. Approval of Minutes from last meeting
 - a. **Vote to approve March Meeting Minutes - Approved**
3. Member Comments:
 - a. John, interested in an update on the encroachment issue. Quick recap of discussions from previous board meetings captured in previous MoM.
4. Committee Reports
 - a. Legal - Encroachment Update
 - i. Daniel reached out to our lawyer to move forward on motions from February. Lawyer pushed back on moving forward with the fine for encroachment. But the board can still fine for rebuilding fence without approval. Daniel will put together a draft letter to be reviewed by Pat (lawyer)
 - ii. Daniel also discussed the external encroachments, needs additional follow-up with Pat.
 - iii. Need some input from the lawyer on the fence removal work crew plans, before we move forward
 - b. Accounting / Financials
 - i. No update on state of dues
 - ii. There is a chance we will need additional accounting support this summer, so the board considered getting an updated proposal from Kathy to fill in on the accounting duties. Also we may want to once again consider looking into finding an outside book keeping firm.
 - c. Social
 - i. Potential pool opening party, need to consider COVID impacts.
 - ii. 4th of July party? Potluck? Need to plan early but still not clear what we can safely do. Will discuss in a future month.
 - d. Common Area
 - i. Can we allow a homeowner to access property through the common space to remove some back yard items. Will need them to sign a statement covering the Common areas from damage as well as personal liability.
 - ii. Damage from the storm, cleanup continues, getting quotes from various companies to finish the work.
 - e. Pool

- i. Terrafirm has offered to lift the slab up eliminating the trip hazard. This could be done for ~\$5000. There are concerns with impacts to the pool, and if this truly fixes the “root” cause 😊
 - ii. Rose city concrete, they can’t grind, but would need to demo the slab, \$2800 to demo, and to install ~\$4500
 - iii. The trip hazard MUST be removed before the pool opens. Can we use bark dust, if pavers aren’t available? Will discuss with insurance, **goal would be to get the pavers installed first.**
 - iv. Pool readiness items
 - 1. Cameras. Discussed some pros and cons. The contract is expiring need to verify we go to month to month, and will plan to keep it through pool season this year.
 - 2. Physical locks and keys – replaced with new system. Need to investigate options. Needs to handle 165 unique codes
 - 3. Bathrooms
 - 4. Pool covers
 - 5. Pool chemistry
 - 6. Employees: Will we need a COVID monitor, what about life guards, sanitation. Will need to review options.
 - 7. Sign-in, max size. Other COVID requirements
 - f. Communications
 - i. Need to get the March/April woodsman out.
 - ii. Need to verify emails aren’t going through span
 - g. Architectural
 - i. Discussed a proposal from a home owner to alleviate an encroachment issue with a chain-link fence. BWHOA already has a chain-link fence around the pool, next to green space. The board looked at existing fence policy. Wood fences are preferred but not exclusively required. The board considered the location (not visible from the street) and how it borders greenspace. To ensure the decision is adequately documented, it was covered with a formal motion.
 - ii. Motion put forth to allow a black vinyl covered chain-link fence in a location not visible from the street or central path. Motion passed (7-0)
 - iii. 4 Approvals from March, a few pending
 - 1. 18639 Indian Creek Drive – Roof, approved
 - 2. 18531 Wax Wing – Treehouse, pending
 - 3. 18420 Deer Oak – backyard project, approved
 - 4. 4881 Cotton Wood – Windows, approved
 - 5. 18635 Indian Creek
 - 6. Another fence replacement, pending application
5. Next meeting
- a. Possibly at the pool
 - b. Interim Monday meeting on the 26th at the pool @ 6:00

6. Move to Adjourn