

# BRENTWOOD HOMEOWNER'S ASSOCIATION

Annual Members Meeting  
July 21, 2015  
**Minutes**

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## **CALLED TO ORDER:**

The meeting was called to order at 7:05 p.m.

## **DIRECTORS ATTENDING:**

Steve Tedesco  
Scott Miller  
Bruce Lee

## **ALSO ATTENDING:**

Steven & Tracey Myers	Jarrett Coleman
Mark & Jennifer Rondot	Kelli Watkins
Orvil & Nancy Kirk	Gary Capen
Gary O'Neal	George & Nina Elliot
James Jines	David Larson
Richard Corwell	Dara & Barbara Larson
John Narvesen	Rob & Marty Hadding
Brian & Tara Cribb	Lisa Mrahi
Tim & Linda Grant	Jan Denton
Shawna Jerm	Dan Behan
Charles & Deana Seagars	Fran & Mike Gordon
Kevin Etheridge – Association Manager	

## **ESTABLISHMENT OF A QUORUM:**

A Quorum was not established at the meeting. Twenty-seven lots were represented, either in person or by proxy. The association's Quorum requirements is 33% or seventy-four lots. David Larson moved to continue the meeting in the absence of a quorum. Steve Tedesco seconded. Motion passed, unanimously.

## **APPROVAL OF MINUTES:**

Gary Capen moved to approve the July 22, 2014 Annual Members Meeting Minutes. James Jines seconded. Motion passed, unanimously.

## **ELECTION OF DIRECTORS:**

It was noted that there are no expiring terms for the current Board Members. The 2015-2016 Board of Directors will remain as follows:

Bruce Lee  
Steve Tedesco  
Scott Miller

## **FINANCIAL REPORTS:**

Kevin Etheridge reviewed the association's Balance Sheet for the period ending June 30, 2015. The Balance Sheet reflected an Operating Account Balance of \$3,027.74.

Kevin Etheridge reviewed the association's Income Statement through June 30, 2015:

Total Revenues:	\$29,370.85
Total Expenses:	\$18,672.73
Entrance Improvements Expense:	\$10,714.63
Total Net Operating Income:	(\$16.51)

**ENTRANCE IMPROVEMENTS:**

October 2014	Chop and Trim Tree Service	\$1,100.00
January 6, 2015	Austin Electric Supply (Light Fixtures)	\$2,789.63
February 3, 2015	White Sands Electric (Installation of Pole Lighting and Concrete Bases)	\$4,350.00
April 7, 2015	B & C Nursery	\$3,575.00
<b>TOTAL:</b>		<b>\$11,814.63</b>

**CURRENT FINANCIAL FORECAST:**

Current Operating Funds (7/31/15):	\$1,719.00
Outstanding Assessments:	\$3,921.00
Potential Available Funds:	\$5,640.00
Projected Expenses (8/1/15-12/31/15):	\$13,000.00

Based on the information above, Kevin Etheridge indicated that he has recommended to the Brentwood Board of Directors that the Board vote on and approve a Special Assessment of approximately \$40.00 per lot, which would generate a total of \$8,520.00 to cover the association's expenses. After discussion, the Board of Directors agreed to meet in late August or early September to vote on the issue.

**LAWN SERVICE:**

Kevin Etheridge reported that the association has been dissatisfied with the association's current lawn service for the past several months. Bids were taken and Lawn Plus has been awarded a new contract, which will begin August 1, 2015.

**ISSUES BROUGHT FORTH FROM HOMEOWNER'S DURING THE MEETING:**

The following were discussed as issues in Brentwood:

1. Soliciting continues to be a problem
2. Retention ponds need to be cut/cleaned by the county
3. Raised man-hole covers will be reported to the county
4. Littering at the entrance
5. Parking in the streets continues to be a problem

**ADJOURNMENT:**

There will be no further business. The meeting adjourned at 8:20 p.m.