BRODIE SPRINGS HOMEOWNERS ASSOCIATION, INC. 2021 ANNUAL MEETING MINUTES

February 25, 2021

CALL TO ORDER:

Peggy: I can confirm quorum requirement of 25% has been met and you may call the meeting to order

Lauren--Meeting was called to order at 6:32pm

INTRODUCTIONS:

President: Lauren Bean

Vice President: Sony Bara

Treasurer: Harvester Pope

Secretary: Rachel Galindo

Director at Large: Kevin Fuselier

Peggy Kuhns -- Certified Management of Austin, LLC

PROOF OF NOTICE OF MEETING: Peggy Kuhns read the proof of notice: *This Annual Homeowners' meeting would be held via Zoom Video conference on February 25, 2021 at 6:30 p.m.*

MINUTES: (Lauren)

Copies of the minutes of the 2020 were mailed to residents in their meeting notice packet. Motion to approve:

Motion-- Sonny Bara
Second --Kevin Fuselier

All those in favor say "aye". Any Opposed? Motion Carried.

OFFICER REPORTS: President's Report: (Lauren)

•Lauren reviewed 2020:

- We would like to welcome any new owners to Brodie Springs. During 2020 five (5) new owners now call Brodie Springs home!

- The Board of Directors normally meets monthly or as needed to review: the financial position of the HOA, to review ACC submittals and to address any concerns brought to our attention by members of the community or CMA.

- Social Updates - Unfortunately due to Covid19 we were not able to have any social events last year. We look forward to once again being able to gather with our neighbors! We will keep residents informed via email and FB blasts.

- ACC projects – in 2020 there were 18 projects submitted- 15 were approved and three were declined and those that were declined resubmitted and were approved. Owners need to remember ALL exterior projects (front or back) must be submitted for approval prior to the work starting.

- Resident Portal – CMA launched the residential portal in Q4 using Smartwebs Software. This allows owners to view their accounts, make payments, submit ACC projects, see violations issued on their property and message our property manager, Peggy Kuhns. If you have not registered, please do so. Monthly reminder emails are sent to those that have not. As of January 31, 2021 fifty (50%) percent have registered.

- Community Property Compliance Inspections: CMA performs two

property inspections monthly per our agreement for non-compliance of the CC&Rs. During 2020, approximately 60 violation notices have been sent to owners. Most common are for landscaping needs and trash cans visible on non-trash service days. 90% of these are cured with the first notice being sent. We thank the community for being mindful of our CC&Rs.

- Community Maintenance: *Q4 of 2020, CMA was instructed to obtain bids for repairs needed to the masonry wall. These repairs include correcting the many cracks observed from the Brodie Lane side of the wall. Those have been received and the board will review and provide CMA direction.

- CMA repaired & painted the parking stop bollard that was hit and also painted the Little Library structure. At this time we do not know who hit this structure. We are also working on getting bids for power-washing the support structure for the mailbox kiosk to remove the mildew.

Look ahead into 2021

- Common area maintenance projects as needed
- Update from Harvester on street conditions and update from COA
- Work to keep expenditures in line with the budget and be fiscally responsible.

Treasurer's Report: (Harvester)

As of December 31, 2020 the Operating Account, which pays the monthly expenses for the Association, had a balance of $31,799.90.

The Reserve Account, which is only used for capital improvements and/or repairs, had a balance of $73,148.46. For 2020, the association operated under budget by $1,390.61. There were no capital expenses incurred in 2020. If at any time owners wish to review the financials, please contact

CMA and you will be provided copies.

The board approved the budget for 2021 at the September board meeting. The board chose to eliminate the social category and postpone an updated reserve study for 2021 in order to keep the assessments the same for 2021. The assessments remain for the 5th straight year at $650 per year, paid semi-annually.

ELECTION OF DIRECTORS: This year we had two board positions up for election. The election took place by Absentee Ballot only due to the gathering restrictions in place as a result of the pandemic. Nominations were solicited and two owners submitted their names for consideration: Michael DeLaFuenta and Harvester Pope.

With two positions and two candidates, we are happy to announce both ***Michael and Harvester have been elected to the Board of Directors***, each for a three year term. There will be a short organizational meeting of the new board to elect officers immediately following the adjournment of the Annual mtg.

HOMEOWNER FORUM: (Lauren)

- Jan manning--When we receive correspondence, can “Brodie Springs” be attached to the email to help with identifying the send of the email. Peggy agreed and stated she could add “BS” (Brodie Springs) in the subject line.
- Kelly Sapstead--The road construction on Brodie Springs has been fixed but it has left quite a bit of gravel on that area. Can we have someone clean that up? Harvester has requested COA to send a “street sweeper”, a service we should receive. If not, we can ask our Landscaper if he could possibly clean up that area. Harvester continues to work with COA and Travis County to repair and resurface all of our streets which includes the upkeep, ie..street sweeper to finish this project. He will continue to request this service.

- Caroline Scott--It appears that our neighborhood is the worst in this area. The paving is poor and looks bad. When the COA repaves, I hope the quality of the paving is better than what they did in Baurele Ranch. Their pavement is very rough and has drop offs towards the curbs along with very big dips. Can we request good quality paving and have the COA come back to ensure that the contractor completes the job? Kevin reminds residents that 311 is available and it helps when residents call to voice a complaint or concern regarding the condition of our streets.
- Bruce Hermes--What anticipated capital improvements do we expect this year?--We have discussed the condition/deterioration and upkeep of the fences along our exterior boundaries and will continue to assess and repair as needed. We have discussed:
    - replacing the bench in the dog park
    - improve landscape lighting
    - adding lighting and power to the "park" area for our gathering
    - Improving holiday lights for holiday decorations have been upgraded
- Michael--As a community, if we tire of waiting for COA to clean the gravel on Raspberry Road and any other areas, would we consider blowing or sweeping this area together? Make it a community cleanup?
- Dudley Hodgekins--in our previous neighborhood we had an attorney actually reach out to the COA and that helped them move quicker.
- Comment regarding HOA Violations--we received a notice from the HOA regarding my christmas decorations staying up later than "usual" Resident explained the reason. Peggy responded thanking the resident for reaching out to her and shared that a timely response was agreed upon. Peggy shared with all residents if they receive notices and have any questions, please call her.
- Sonny Bara--Concern about mailboxes being broken into. Can we discuss dummy camera? Peggy does not recommend a dummy camera as it is considered a liability. Peggy recommends reaching

out to the Post office so that the incident can be recorded. Peggy can help with contacts if help is needed. The incident has been reported to 311 and they will report it to the post office as well. Peggy shares that if this issue continues, the board may want to consider monitoring this area only. The board can discuss the cost. If there was any fraud as a result of this incident it should be reported at the Federal level

- Kellly Sapstead--Concern regarding HOA violations--due to our historic 6 day freeze, can residents be given grace and leniency on violations towards the visual aesthetics of our yards. Some residents may not be in a position to replace with new ones right away.. Lauren offers some pruning tips to help save some of the plants that appear to have died during this freeze. Peggy will reach out to the board with new direction regarding landscaping
- Michael --Has a wholesale license that can purchase directly. We could make a “residential order” and a community delivery date if we as a community need to replace landscaping
- Lauren--did everyone enjoy the Holiday lights? Sonny will be working on our Holiday lighting this next year.
- Dudley Hodgkins--Have we discussed gating our community. Lauren explained that we are trying to get the city in to repave all streets before we can
- Ponds--Both have been turned over to COA, our HOA is responsible for the permitting fees which is about $750 a year. HOA is also responsible for any repairs up to $4,000.
- Dudley Hodgkins--What is going on with the house on Brodie lane with the house, portable building, etc...It is registered as a church.. There are a lot of cars going in and out. It appears to be a well.
- Jan Manning--Since we have been waiting over two years for the repaving of our neighborhood, would the board consider spending some money to hire an attorney to help expedite the process and get our roads paved? This discussion will be added to the board's agenda.

- Bruce Hermes--Gating our community would be very expensive. we would have to make the repairs, etc that would be incredibly expensive.
    - -instead of gated, could we move toward security cameras?
    - Cameras aren't the expense. The camera would need to be monitored, connected, etc...Full camera system would require 3rd party independent monitor ($70/month), a special assessment would need to be discussed or an increase in dues. Discussion among the residents continued. Lauren informed the residents that we would address this again as a board. The question of our reserve account was brought up and could we use some of those monies to install and monitor cameras. Peggy shared she is working with another community that just installed 2 regular cameras and 2 cameras with plate readers. The cost was $6,800 for one camera and then the $70 monthly fee. Board will discuss if this is a need or should be placed before the residents for a vote.
- Joe--Does anyone know if they will ever widen Brodie? And can we all go on 311 and report the need for resurfacing? YES, that would be a great idea.
- Dudley Hodgkins--How many homeowners are on this meeting? 19 are on this zoom, about 20%
- This is a great neighborhood, we are proud to be here.

ADJOURNMENT: (Lauren)

Motion to adjourn: Sonny Bara
Second: Dudley Hodgekins
All in favor say "Aye".. any opposed? Motion carried

Meeting adjourned at: 7:20 pm