BRODIE SPRINGS HOMEOWNERS ASSOCIATION, INC
2019 ANNUAL MEETING MASTER AGENDA
January 23, 2019

Call to Order:
The meeting was called to order by Bill Turner, HOA President at 7:01p.m.
It was confirmed that a quorum with 25% of the owners were present either in person or by proxy.
Board Members in attendance were Bill Turner, Kevin Fuselier, Harvester Pope, Rachel Galindo, Lauren Bean

A sign in sheet was at the Welcome table and each household received a raffle ticket.

Bill explained the focus and purpose of the meeting:
To elect future board minutes
To provide homeowners forum

Proof of Notice of the meeting was read aloud by Peggy Kuhns of CMA.

Introductions:
President: Bill Turner
Vice President: Kevin Fuselier
Treasurer: Harvester Pope
Secretary: Rachel Galindo
Director at Large: Lauren Bean
Peggy Kuhns--Certified Management of Austin, LLC

Minutes:(Bill)
Copies of the minutes of the 2018 Annual Meeting were included in the packet/handout
Motion to approve the minutes: Christian Gribble. Tiffany Yates Martin seconded the motion.
Motion carried unanimously.

New Homeowners were introduced.

Officer Reports:
President's Report: (Bill)

Bill discussed/updated the information regarding the neighborhood pond issue. Bill review that ponds were transferred to ownership of Brodie Springs. The neighborhood owns both ponds and expense of the upkeep for the ponds was shared with the community members. The potential liability that could range up to $220K for the Community.

Bill shared the agreement with the Watershed department--We, the HOA retain ownership of the pump, we will obtain operating permit for the pumps ($750), we will mow the pumps
COA will maintain and supply permit
We, Brodie Springs HOA, will pay $4,000 for the permit.
We are awaiting an agreement with the Watershed
Bill will continue to serve as the liason between COA/Watershed and Brodie Springs

Social UPdates: Lauren
Goal of Social Committee is increase the number of neighborhood events for the neighborhood ie..movies in the park, end of school year celebration, back to school, etc
We will no longer use Hello Neighbor as the price for the upcoming year has been doubled from $2,200 to $4,000. We also lost food trucks.
Katy will discuss with Hello Neighbor the increase in fees in hopes to renegotiate if needed.

Ideas for Social evenings included Movie nights in the park and ways to keep costs down using less from money budgeted.

Treasurer's Report: (Harvester)

Harvester Pope presented the financial report that included Balance Sheet for EOY 2018, Income and Expense Statement.

Election of Directors:
Bill explained two open positions for the board and one name was listed on the ballot.
Nomination from Bill for the 2nd position
Kevin Fuselier--nominated by Bill, seconded by Rob Amorosa

Motion was made by Bruce Hermes to close nominations then seconded by Chris Gribble, Motion to close-unanimous

Motion to elect both volunteers to the board by acclamation--Motion by Bruce Hermes, second by Karen Pope
Kevin Fuselier and Sonny Bara were elected to the Board to 3 year terms.

Open Forum:

- Christian Gribble requested that monies be set aside for christmas lights to be professionally installed, perhaps $500-600 per year. Problem this year included lack of volunteers to decorate the front entrance and take down

- Tiffany Yates Martin--Inquired about removing cactus from the dog park. Bill explained the expense from lawn maintenance-- $200 expense

- Adam Oberman inquired if there was any forseable significant expense the HOA will need to cover in the near future that is not covered in our Reserve account? Bill explained the condition of the fence on Squirrel Hollow, expediture
- Jan Manning-inquired about other fencing surrounding the community. Are there other fences the HOA is responsible for and will need to maintain? Bill explained...the fencing behind the mailboxes and along Brodie Lane were also the responsibility of the HOA
- Randy Boer inquired about the maintenance and upkeep of the structures of the streets in the subdivision. ie..Who owns the streets and stated concerns regarding the state of the streets as they currently are. Harvester explained COA recently surveyed the streets in the neighborhood in an effort to evaluate the condition of the streets. The process has begun and we are on their list to continue evaluation and process to repair.
- Also discussed...The County has also been contacted to evaluate the possibility of : Beacon light and/or sidewalks along our side of Brodie Lane
- Matt Jones requested clarification of the location of the ponds. Bill explained Pond #1 visible on Squirrel Hollow and Pond #2, behind homes on Raspberry Road.
- Katie N voiced concern and requested information regarding boundary changes for Brodie Springs. Information was shared regarding proposal of elementary boundary change moving the neighborhood from Baranoff Elementary to Kocurek Elementary..Please keep neighbors informed if someone hears of public input
- Bruce Hermes voiced concern regarding mistiming of lights on the stone sign not on when needed. Can these be placed on a sensor to turn on automatically
- Brandi Nanda inquired about how are issues addressed between HOA and homeowners? Bill recommended reaching out to Peggy Kuhns.Peggy explained format to dispute, placing any and all concerns in writing. Peggy explained appeals process.
- Elaine Fick--expressed concerns with tone of the violations initial and beyond. Peggy explained the process of the letters ie..1st is courtesy letter, 2nd and 3rd are warnings
- Denise Stampa asked if 1st letters be sent via email versus snail mail to ensure that homeowners receive notification in a timely manner? Peggy explained process: 1st--snail mail and email if electronic address is on file, 2nd--snail and certified, 3rd--certified. All notifications have been written by attorneys.

Door Prizes drawing

Brandi Nanda won the $50 HEB card, Sandra Marchi Won the $100 Amazon gift Card

Closing Statements:

President Bill thanked homeowners for their attendance. Christian Gribble motioned to adjourn, Brandi Nandi seconded the motion. Meeting was adjourned