BRODIE SPRINGS HOMEOWNERS ASSOCIATION

Annual Meeting Minutes
January 24, 2018

Call to Order/Instructions

The meeting was called to order by Bruce Hermes, HOA President, at 7:05pm. It was established that a quorum had been met by the owners present in person and by proxy. Board members in attendance were Bruce Hermes, Katy Domuczicz, Bill Turner, and Chaz Balthazor. Peggy Kuhns from CMA was also in attendance. A sign-in sheet was at the welcome table, and each household received a raffle ticket for the 2 door prizes.

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

Approval of the 2017 Annual Meeting Minutes

Tina Shands motioned to approve the 2017 annual meeting minutes. Robert Amoroso seconded the motion. The motion carried unanimously.

Reports from the Board

President Bruce Hermes explained that there are 2 open Board seats. He discussed how the vicious dog situation had been remedied by that particular homeowner moving out of Brodie Springs. Bruce also reported on Google Fiber completing their work, landscaping performed over the year, and he thanked the community and the other Board members, as his term has expired.

Bruce and Bill Turner provided information on the ponds and pond maintenance expenses that were significantly reduced in the past year.

Secretary Katy Domuczicz discussed the 2017 Brodie Springs social events and the use of Hello Nabr to facilitate those events. Social activities for 2018 were outlined and the dates were announced.

Financial report

Chaz presented the financial report and answered questions from the floor. He discussed the balances in the Operating Account, the Reserve Account, and ways the Board is attempting to collect delinquent dues.

Board Member Elections

Bruce explained the need for 2 new Board Members. Three residents have volunteered; therefore 3 names were added to the ballot. No further nominations were received from the floor. Peggy explained the voting procedure. All 3 volunteers stood and introduced themselves. Peggy counted the votes. Tina Shands and Harvester Pope were elected to 3-year terms.

Open Forum

- Many homeowners commented and thanked the Board for the Christmas lights/decorations. Donations for materials were accepted in November and $285 was collected. The materials are now HOA property.
- A homeowner inquired about the electric bills for the common space, felt they were too high.
- Bruce warned residents about recent mailbox break-ins in the Shady Hollow neighborhood.
- A resident asked the audience if anyone knew of plans to broaden Brodie Lane. The answer was NO, and to call 311 for more information.
- An inquiry was made about the proposed Hawks Beacon signal at Brodie Lane and Brodie Springs trail. Katy Domuczicz explained that the city had done a field study in November about traffic patterns, but no decision was made as yet.
- A resident proposed putting security cameras at the mailbox area to monitor who is coming in and out of Brodie Springs. The idea was dismissed due to cost and privacy issues.
- A request was made for the landscaper to treat the anthills near the sidewalks of the common area, and also to clean up the entryway landscaping—multiple dead bushes and plants
- A comment was made about cacti in common space being dangerous for dogs.
- A request was made to fix the wire mesh in the dog park fencing.

Door Prize Drawing

Dennis Englebum won the $50 Amazon gift card, Rachel Gravunder won the $100 Amazon gift card.

Closing Statements

President Bruce Hermes thanked the homeowners for their attendance and encouraged them to contact Peggy Kuhns of CMA for any issues, complaints, or concerns. Rob Amoroso motioned to adjourn the meeting. Christian Gribble seconded the motion. There being no further business, the meeting was adjourned at 7:55pm.