BRODIE SPRINGS HOMEOWNERS ASSOCIATION, INC
2022 ANNUAL MEETING MASTER AGENDA
January 25, 2022

Call to Order:

Peggy confirmed that a quorum with at least 25% of the owners were present either in person or by proxy.

The meeting was called to order by Sonny Bara at 6:44 p.m.

Board Members in attendance were Sonny Bara, Lauren Bean, Kevin Fuselier, Harvester Pope, and Michael De La Fuente

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

Introductions:
President: Sonny Bara
Vice President: Harvester Pope
Treasurer: Lauren Bean
Secretary: Kevin Fuselier
Director at Large: Michael De La Fuente
Peggy Kuhns--Certified Management of Austin, LLC

2021 Meeting Minutes:
Copies of the minutes of the 2021 Annual Meeting were included in the packet/handout

Motion to approve the minutes: Jerimy Bean
Cindy White seconded the motion.
Motion carried unanimously.

New Homeowners were introduced. Asked to stand if present.

Officer Reports:
President's Report: (Sonny)

2021:

Board meets monthly or as needed.
Social events resumed in 2021. We had a great time and looking forward to more in 2022.

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Sonny recognized the committee members:

Social Committee:
Tamara Ebert, Katy Waldorf-Domuczicz, and Lindsey Heide.

Architectural Committee:
Racheal Galindo, Stasha Durairaj, Jessica Wilson.

Fence Committee:
Jerimy Bean, Jeff Cox, Satch Nanda, Bruce Hermes, Hari Prajapati

Parks Development Committee:
Rob Amoroso, Nathan Pekar, Nick Weynand

Thank you to everyone who has volunteered their time for the betterment of the neighborhood. If anyone is interested in joining a committee, please reach out to the board.

Community Road Repairs: Raspberry was resurfaced this year. Mr. Harvester was persistent for 3 years to get the city to repair and resurface. The board will continue submitting request to 311 and calling the city until all roads in the neighborhood are repaired. All residents are welcome to contact 311 as well, the more voices and inquiries the better.

Clean up after the winter storm. Removed a lot of dead materials. Board has received a new design for the front area.

Power washed the mailbox kiosks this year.

Completed a reserve study this year to determine the recommended balance for future repairs.

Cleared all plant materials off the iron fence in the front cave/conservation area, this work will add years to the fence life.

2022:

Board will be working within the budget and the reserve study to best allocate funds.

Oak Wilt was discovered on the large oak tree by the mailboxes. The board is working with an arborist to treat the tree and nearby trees to prevent it from spreading in the neighborhood. Peggy recommended that all neighbors monitor your oak trees and seek professional help is you suspect Oak Wilt.

Treasurer's Report: (Lauren)

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As of December 31, 2021 the operating account had a balance of $38,078.95. The reserve account had a balance of $81,419.60. For 2021, the association ran over budget by approximately $6800. Reserve expenditures for 2021 was $2,525. A copy of the 2021 annual income and expense statement is included in your packet this evening.
The board approved the budget for 2022 with an increase in assessments to $826 per year - $413 due January 1st and $413 due July 1st.

Election of Directors:

We have two open board positions this year and 3 candidates have put their name in the hat. Sonny asked each to introduce themselves and answer questions from the community.

Adam Oberman
Courtney Weynand
Sonny Bara

Updates on Parks and Front area:

While elections votes are being counted Michael spoke about the committees and showed pics of future projects.

Park development committee is working on the survey results and will compile a list of the most desired uses of the park.

The park committee will then do a deep dive to determine which projects are feasible before bringing findings to homeowners.

Showed example of the park with a pavilion and volleyball court.

Michael showed the landscape design for the front area, what is proposed. In the spring will begin purchasing plants and possibly have a neighborhood planting party and then hire someone to plant the remaining plants.

Showed pictures of the 23 acres we own off of Raspberry Road that could have a walking trail. Creates a mile loop. Would use natural materials for walkway so no environmental study would be needed. Also would keep it a distance from homeowners back yards.

Open Forum:

Did we send out the survey results to community? Homeowners requesting, they be sent out or posted to Facebook.

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Can we charge folks to use the pavilion to recoup cleaning and maintenance charges? Michael advised that is an option should the neighborhood decide to build it.

Does development in the park area need an environmental study to build in there?

What about safety and traffic issues. Where will people park?

How would you police it and keep folks that do not live in the neighborhood? Want to ensure that before anything is determined they would like to have a formal vote sent to each house. Board agreed.

Is there any update on the fence on Squirrel Hollow, concerned about at least 3 safety issues have been reported?

- Fence committee has determined to repair the fence. Looking for the fence committee to determine if this is the fence we would like to keep going forward.
- Sonny advised that it will be a top priority for him.
- Michael advised the repairs would be done.

What fences are the responsibility of the HOA.

- Reviewed fences the HOA is responsible for.

What happened with the ponds? Can board explain how it was turned over to the city and what we are responsible for.

- Currently our liability is limited to $4000 a year for repairs in addition to licensing.
- Lauren is working with the city to see if they will assume complete ownership of the ponds.
- The Squirrel Hollow Pond is having the electrical circuit replaced due to a fire and it currently has a leak, we are on the city docket to be repaired.

Will there be future dues increases to the magnitude we saw this time.
Lauren advised it will most likely

Door Prizes drawing ($50 gift card)

Elliot Garafalo
Mathew McDonald
Shawna Butler

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Election Results:

Sonny Bara
Courtney Weynand

Both elected to a 3 year term.

Adjournment

Sonny called meeting @ 7:47pm

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