Brodie Springs Homeowners Association, INC
2020 Annual Meeting
January 29, 2020

Call to order: Kevin 7:03pm
It is confirmed that there is a quorum with 25% of the owners represented

Introductions:
President: Kevin Fuselier
VP: Laren Bean
Treasurer: Harvester Pope
Secretary: Rachel Galindo
Director at Large: Sonny Bara
Peggy Kuhns: Certified Management of Austin, LLC

Proof of Notice:
Peggy read Proof of notice.

Minutes:
Copies of minutes were shared with homeowners
Motion to approve: Karen Pope
Second: Katrina Pruett
Motion carried to approve last years meeting minutes

Officer Reports:
Presidents Report: (Kevin)
Kevin reviewed 2019:

- Welcome of new owners to Brodie Springs. During 2019 six (6) new owners now call Brodie Springs home!
- Board of Directors meets monthly or as needed to review: the financial position of the HOA, to review ACC submittals and to address concerns brought to our attention by members of the community or CMA--we replaced lights, sprinklers, uprooted dead trees, responded to request for more lights at the front entrance, professional company was hired to install outlets for extra lighting, converted over to halogen from LED which is more cost effective. The hope is to add more lighting closer to the mailboxes. We will continue to add to our Christmas lights for the holiday. Brodie Spring sign lights were updated and are now working.
- Pond Updates--Happy to report that the City of Austin signed the Agreement on 9/16/19 to turn the ponds over to the City effective January 2020. We want to recognize Bill Turner who was the driving force for the last 3+ years to make this happen.--This transfer Caps our liability at $4,000 per year! No expiration or renegotiation. We will continue to be responsible for licensing and maintenance repairs. We do not expect any

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maintenance repairs. We are in charge of the landscaping around the ponds. Initial budgets for these ponds were $18,000. and have decreased throughout the years.

- Social Updates--2 parties--Social Fling and Fall Fling (was moved twice due to weather). Movie and pizza and business were sponsors of the events. This next year we will move closer to the fall weather so that temperatures are hot as warm.
- Boundary update: We are still in the Baranoff Community. Neighborhood turnouts were important and instrumental in

Treasure's Report: Harvester

Packet contains the 2019 budget
Operating Budget is used for everyday routine business

Election of Directors: Kevin

Lauren has agreed to submit her name for re-election
Motion: Tiffany Yates Martin
Second: Katie J
Motion Carried

Motion to elect Lauren: Nelum Kulkarmi
Second: Katie
MOtion Carried--Lauren reelected to the Board for 3 years as President

Homeowners Forum:

- Noticing of City of Austin working--COA has been in the neighborhood and they will be releveling the holes/dips.
- Sonny shared the 311app and how to make a report regarding the potholes in the neighborhood.
- Site survey was sent out, they took pictures and we are on the list for a total repave
- Main street sign at Brodie is blocked by tree--we will notify our maintenance crew to trim
- Neighbor reported two checks stolen from outgoing mailboxes? Harvester shared to be sure to push the letters down to ensure that envelopes fall into the box.
- Concern that people park at the mailboxes--no suspicious activity has been observered?
- Homeowners requesting more Christmas lights
- Can we have someone landscape our entrance? Agreed that board can get a bid for that.
- What do we want at the entrance of our neighborhood. Harvester is speaking with the COA and Travis County to determine what we may want/need. Pedestrian light/Hybrid light versus regular light. Study is being done, can we do this on Squirrel Hollow. Another good use for the 311 app.
- No Sidewalk on our side of Brodie
- Trees at the front entrance may benefit from arborist versus our maintenance crew--Lauren will send Jan email with information

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- Is there a schedule for mowing the retention ponds--please send an email to the board if you see problems. Jorge is very affordable
- Dog Park--chicken wire is coming down, is it time to replace? It is coming down and people are tying it up with the doggie bags. It is time to replace. Plastic versus metal...board will look at both options
- Katie--Removal of Cacti? Are we NOT getting rid of the cactus due to cost? It is a safety issue, if there is a consensus to remove? Harvester will research removing to begin process.
- Lauren voiced concern regarding monthly maintenance of park--ants
- Katie--What is the best way to get something done that is unsightly? Peggy responded with the legal process to handle this process.
- New homeowner--Strip on Brodie Springs is that our responsibility? Is this an easement? Our survey states it is NOT ours. Does this include the tree as well? Homeowner will forward the survey to Peggy.
- Comment--plug for the facebook page,
- Neighborhood yard sale? Is it allowed? Should we do it? Lauren shared the history of neighborhood garage sales. Personal garage sales are allowed. Consensus is NO to neighborhood garage sales.
- Main green area--Lauren had planned on planting bluebonnets but Randy shared there is a nursery in Fredericksburg will sell fairly cheap. Lauren will research

Door Prize Drawings:

$50--Cruzteca Restaurant--Kelly Sapstead

$50--HEB/Visa--Sandra Marchi

$50--Amazon Gift Card--Eugene & Elena Florinstev

Motion to adjourn Tiffany Yates
Second: Katie

Meeting adjourned 8:05 p.m.

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