

## Brittany Forest HOA Annual Meeting, 2017

7:02 Adam opened meeting

Introduced agenda

Howard's report

Discussed reports

Reviewed bank accounts

Reviewed expenses

Proposed budget

Member commented that county raised wastewater expense

Adam commented that pool room equipment is old and will need to be replaced

Member asked why pump was running even after it was closed

Suggested that we get a bid from another pool company because he left it running an extra month, costing us extra money

Susan - asked about new pool keys

Warren: traditionally every 2 years. Reason: failure of lock is often the reason. Howard: will be a do not duplicate key. Adam: also depends on how much turnover there is in the neighborhood. No set in stone rule as to how often we do it.

Susan - does maintenance budget go towards bath houses, etc? Pointed out damage from mold. Adam - we are looking at April to get in there and paint, patch, etc. Susan - reminded us of broken tables. Richard - bathrooms need to be started from scratch. Howard - patch/repair this year, next year replace fixtures. Susan - what about contractor come in to give estimate and help us prioritize on what really needs to be done. Howard - wooden fence is going to need replacing in a year or two. Adam - other things discussed are finding other ways to store everything that is shoved into the bathrooms right now.

Sandra - how long is contract with Jim/Select Pool? Howard - 2017.

Warren - considering moving bathrooms east, adding onto pump room.

Warren - have resealed pool, mudjacked, electrical work (increased security), new locks... generally good shape unless pumps fail.

Member - comment on how much \$ we have, seems like a lot

Adam - don't have enough, general rule is to have 3 years extra in the bank as reserves

Howard - do we raise the dues this coming year or not?

We're at 2 ½ right now

Carol - replacing liner was a big hit, \$30,000

? for Jim - how old are pumps? How many gallons does pool hold?

Susan - Jim isn't the one replacing the pump? If not, no financial benefit to him to recommend replacing the pump

Kevin - doesn't look like expenses have increased much over the past few years. Hearing that need to increase the reserves so we can budget for these future expenses.

Adam - giving what we do have in reserves, we shouldn't be wiped out if something were to happen

Susan - seems reasonable to increase dues.

Tim - consider a one-time increase? Warren - no, but did consider management company

Adam - we don't have a problem, just want to follow "best practice"

Would increase fees to add to reserves, not because there are expenses coming up  
Howard - older people in neighborhood don't even want to be paying \$210, cuz they don't use the pool

Adam - anybody against raising rates?

Kevin - vote to raise it \$15

Howard - make it from \$210 to \$225

Carol second

No opposition

Howard - how about the budget itself?

Member - raising rates to increase reserves - not for the line items on the budget.

Howard - right

Howard - budget is good

Mike - architect

Just a reminder, if changing paint, fence, concrete work, etc should be filling out the form on the website;

Member - there's one house in particular, needs work - wood rot, etc. aren't we addressing that?

Adam: yes - on a more individual level; plan to remind everyone that they have responsibility to maintain appearance, from hoa and also city code; not a policing person, but more and more is being noticed and will be addressed

Member - this is not an hoa, it's a pool club

Adam is willing to write more than one letter a year... doesn't want to be the police

Susan - discussed the welcome procedure she has set up

Adam - we can definitely be more proactive when people aren't taking care of things.

Discussed whether it was neighbor's responsibility to point out problems with other houses or HOA responsibility; Adam - definitely HOA responsibility, but if you are on speaking terms with neighbor, can mention them. If it's a city code issue, can be addressed through the city

Let the board know if you see stuff and we can address it. Always confidential on our side.

Mike in covenants 2.5 Owner responsibility

Member suggests everyone needs to be given a new hard copy of summary

Adam

Oct 1 2018 our charter ends. Auto renews, unless 75% of HOA votes to end it. By-laws say any official notice from members has to be done a year in advance (this coming October)

Auto-renews for another 20 years

It's all or nothing, not individual, can't opt out one household

Mike and Warren - stepping down this year. Need to have replacements. VP position is needed, need architecture chair (Mike), social chair is needed

If you're interested, write your name down. Once get names, will send out ballots so everyone can vote.

Member - people are being elected to board, not to a specific position.

Adam - yes, and once on board, board determines which will fulfill which positions.

By-law changes

Adam - spent a lot of time in by-laws because of the group home situation.

There's a lot of vagueness in what is and isn't allowed.

Wanted to make it easier for board to make decisions if/when things come up. Want to make sure we're an attractive HOA. Some changes were to be less restrictive, in-line with city, up to date with city code. Ex: pets: get in alignment with city code.

Go through one at a time.

Not making decisions tonight, will go on ballot with directors sent out with dues.

#1

Purpose is to prevent half built vehicles from being left out for an extended time.

Member question: what is temporary?

Adam - at the discretion of the board. Having a blanket rule doesn't allow for any compassion for the situation.

Kevin - trucks larger than 1 ½ ton - reword to 1 ½ ton CLASS

Member - how do I vote on something that is "discretion of the board"? What is the intent?

Member - does city have code?

Adam - some, yes... no good answer to what "temporary" is. Discussed 72 hours, over weekend, right now there's nothing in the by-laws about any un-moveable vehicles, so this is at least a step in the right direction

Member - is this a solution looking for a problem?

Adam - there was one specific issue, no official complaints, but a few other incidents regarding vehicles; right now have to rely on city code violations

Member - in another state the limit was 3 days

#2

Reason for the change: city has its own nuisance ordinance. Wording was too vague. Made it sound like you couldn't do anything, even change oil on your car, or change a tire.

Wanted to make this one not overly restrictive.

#3

Tried to update the wording, better definition of "pet"

Member - city restriction too broad?

Adam - generally would default to city code; however city has been discussing getting rid of restrictions on pets such as poultry

Got rid of number restriction and defaulted to city

#4

Change made to account for garage sale signs, bylaws didn't mention it. According to current bylaws, wouldn't be able to have one.

Steve - add estate sale

Warren - we don't go looking for things, as a board, but if we get a complaint we will go take care of it.

Sandra - what about contractor signs?

Political signs can't be restricted per the government

Warren - it's only a problem if there's a complaint

Each proposed change will have its own yes/no. Changes will go out with the invoice. Also ballot for new people to the board.

Open to other discussion

Kevin (not Kruse) what's liability insurance? For if someone gets hurt at the pool

Also covers parking, common areas, meetings such as this, and other social events

Warren - was renegotiated about 3 years ago; with American Family; to make sure getting the best deal

Howard - policy on directors in case we get sued

Kevin - you can add a rider to your insurance

Adam - Susan, what was your ? about transparency?

Susan - interested in knowing what the board does throughout the year; now that we have the website, can put a quick summary out there, quarterly, saying what we've discussed? No names, but comments on what we've talked about

Adam - yes, we can do that

Member - what's the website? Diff from fb?

Adam - yes, brittanyforesthwa.com, described what's on it

Official website and hard copies are best ways to communicate; other mediums, fb, nd, can be used for not required communication

Sandra - some communication about social activities, and what people were interested in, was there a response?

Adam - no response; no social chair

Sandra - would recommend a couple of people, but doesn't want to suggest it if there isn't going to be participation

Carol - taking on social chair is a lot of work; would be good to have a committee, where one person would be responsible for each event

Adam - need someone to act as chair, and they would form the committee and divide the labor

Member - we could put a poll on fb

Susan - or ask about interest in each of the events, yes/no

Member - what was the resolution on the group home?

Adam - it is in violation of our covenants and restrictions and we can't do anything about it because it would violate federal law. Fed law trumps our laws.

Susan clarifies - this kind of group home.

Adam - fair housing act says a group home that deals with disabilities. This is - specifically mental disabilities, maybe physical not sure.

Discussed with city, they have a complicated grid

That by-law was put into place before the fair housing act.

Warren - they have to be federally registered, no more than 10 people residing there

Member - so is there still value in having the by-law?

Adam - gives us some ground if we want to eventually take someone to court;

We might decide to fight if a juvenile delinquent home showed up

If federal law changed, then we would still have the by-law

They still have to follow all the other by-laws

Karen - if there were ever a lawsuit against a group home like this would there be a vote on money spent; very supportive of group home, brother is a schizophrenic

Adam - with this board intact we decided not to, but can't speak to the future; probably wouldn't be a vote, but would be an open forum; vote isn't required

Richard - you do stay in the approved budget?

Adam - yes, unless you call for extra money

If we had decided to take legal action, based on HN estimates, would have cost \$15,000 just to go to court, not accounting for all extended costs of a trial

Close at 9:00