

## Brittany Forest HOA Annual Meeting 2018

Adam opened at 7 pm.

Introductions of board

Start with budget, and discuss other issues

Howard (Treasurer):

2 sheets - income sheet, reviewed the accounts

Also reviewed income and expenses

Mike asked about the DVR equipment cost, Elaine didn't get the cost of a new one to Howard, but should be about \$300, Howard says should be ok.

Adam proposed that Kyle is getting a heating unit for the pump room.

Eric doesn't think it's necessary, no incidents in past 19 years, heater in a building with chlorine in it could be dangerous; intended for activity in pool during open pool season

Solid-state hard drive might be the way to go

Question if sprinkler by-pass valve has been taken out - Howard says it has heat tape on it now  
Howard says will need a new fence, but with last year's expenses we're hoping to make it to 2019 before we need to replace it. A wooden good neighbor fence from Beck construction would be \$7,000

5 homes sold in 2017, and one this year so far. Adam says 1 more is under contract.

3 rentals plus group home.

Collected all 172 homes again this past year

Keeping dues the same

Question asked what the extra cost of pool opening was, response was more people came.

Richard suggested putting a limit on the food

Howard brought up the pavement in the parking lot, will be a future expense

Elaine - pool

- Not making new keys this year
- Just don't let anyone in who claims they forgot their key
- Adam - parking lot - belongs to the neighborhood as an HOA, but not any individual. Discussed past problems. You never know when someone will need to use the parking lot. Off-season, signs will be made to post when we know we need to use the pool. Short-term parking only if it is really needed. Suggestion made putting a sign up saying for BF pool use only. Comments that there has been overnight parking, want to stop that.
- Question about the gate, how to fix it; no solution right now

Administrative

President, secretary, treasurer terms are up this year. If anyone is interested, let us know.

All HOA papers expire in October but auto renew for another 25 years. Everyone is locked in for another 25, with current HOA restrictions.

If the 2 that are not right now want back in, we would probably go through the effort to let them in.

Question - what's latest from apartment complex? Eric - it's going to happen, but they're not going to take 123rd street through. Adam had heard they might have gone elsewhere. They were supposed to have started in October.

Kevin - would like to look into the future about putting solar panels on the roof. Need to check city regulations.

Meeting adjourned.