



BROOKE MEADOWS

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HOMEOWNERS' ASSOCIATION MEETING MINUTES

Board Members In Attendance: Casey Councilman – President
Frankie Hart – Vice President
Annette McKenna, Secretary

Date: Monday February 13, 2017

Time: 7:00pm

Location: Brooke Meadows Clubhouse

Meeting Purpose: Annual Homeowner Meeting

A. 7:00pm Call to Order

B. Welcome New Residents

C. Old Business

- a. Clubhouse Parking Lot** – Restoration (sealcoat line stripping) of the lot was completed in May of 2016 by D&D Asphalt Paving for \$3,435.00 completed

- b. Cameras In Pool & Clubhouse Area** – In May 2016, cameras were installed by Carolina Security & Wiring in and around the front entrance to the community, pool and tennis court areas. These cameras are NOT webcams and footage is only reviewed in the case of an incident. Liability questions regarding the cameras in the pool area were posed and will be address by the Board.

D. Financials

- a. **Overview** – Copies of Income/Expense Statements as of 12/31/2016 distributed to attending residents. Total monetary assets as of 12/31/2016 - \$34,262.84. Evaluation of moving monies from the cash checking-operating account to the reserves to conducted.
- b. **HOA Annual Dues** – The Board voted to make minor changes to the annual billing process which as rolled out for the 2017 collection process. Plan was reiterated. All residents received a copy of the process with their 2017 invoice.

E. New Business

- a. **Entrance/Water Feature** – Currently the water feature at the entrance to the community has been disabled due to problems with holes in the lining of the ponds. At this time estimates for repairs are being obtained and repairs will be completed as soon as possible.
- b. **Upcoming Capital Improvements** – The community is approximately 10 years old and has not had a capital improvement plan (CIP) in place. Repairs have been done on an as need bases. The Board will be addressing this issue and putting a CIP in place. This will benefit the community by having a more effective evaluation of alternatives and solutions than the crises-decision process. In addition it will aid in the budgeting process and hopefully eliminate the need for special assessments.
- c. **Traffic Laws Within the Brooke Meadows Community/Speeding** – The speed limit within the community is 25MPH. We have received many complaints of excessive speeds. While the Board cannot enforce the speed limit within the community, as this is a function of the Police Department, we ask that you please slow down while driving within the community and be aware that there are many children within the community.
- d. **Pet/Dog Issues/Leach Laws** – The Board has received many complaints in connection with dogs wandering the community off lease. When these types of complaints are received, we advise that the Board does not have authority or power to enforce any laws pertaining to dogs within the community. That is a function of Animal Control. If we can identify the dog's owner, we are happy to speak with them, however, again this is a function of Animal Control.

- F. **Non-Compliance Issues** – While the Board sends out yearly reminders of potential non-compliance issues and the community covenants are posted on our website, there are still issues throughout the community that are not being addressed. While the Board admittedly

has been a deficient in enforcing these non-compliance issues in the past, they will meet to come up with a non-compliance protocol.

- G. Election of HOA Board Members** – There are three positions open on the Board. While a request was sent out asking for volunteers to serve no offers were received. A plea was made during the meeting in which three community members willing to serve. A vote was made and the members will be officially designated at the next board meeting. Names and titles to follow.

- H. Architectural Committee & Social Committee Appeal** - Committee members are still needed for Brooke Meadows Architectural/Landscape Committee. The committee goals and functions can be reviewed on the Brooke Meadows website www.bhhoa.org.

- I. Adjournment** – Meeting adjourned 8:10pm.