

Minutes for the Annual Brooktree HOA meeting – September 19th at 7:00pm at the library due to rain.

1. Call to order. 7:08 15 people in attendance
2. Approve August meeting minutes. Keel motioned, Teri Second, Kevin to file and Eric to post on website
3. Welcome members. Take any write-in nominations from the floor.
4. Start counting ballots. One or two member volunteers. (Kevin cannot count) Gwen Batchelor and Richard Coy counted
5. Theo- Events from last year: Pumpkin Patch, Opening Party, 4th of July party, Adult party, Closing party. Volunteers from last years parties: Jeanine Oxford, Rita Hamilton, The Cavens, The Batchelors, The Edmunsons, The Bones and the Board Members. Ideas for future parties: Easter Egg hunt, larger fall party, teenager party, 40th B-day for pool, luminaries along street. 20 welcome baskets were delivered last year.
6. David absent (Warren Prince)-Present proposal from NMP for tile work to be voted on. Cost of \$3500 for all the tile work to be done. **Membership vote.** Passed. Filled members in on upgrades this season (plumbing, sand filters, deck & posts, new mgmt company, electrical, heater). No money from the swim team this year.
7. Warren-present proposal for park upgrades. Including painting the fence at the kiddie park, all light poles, and touch up tennis fencing, powerwashing equipment, seeding, new trash can holders, pulling up timbers. Discussion regarding adding picnic table and grill to the park. Additional tennis keys purchased for \$50). New pop machine has nearly paid for itself.- proposal to paint playground fence, touch up tennis court fence, paint light poles (\$1850) approved by members. Members approved getting picnic bench from Theo to put in park and did not approve grill in the park due to safety concerns(fire hazard)
8. Eric-website usage re-cap. Take any input from members regarding website changes. Re-cap directory publishing. Cost to print was \$433.40. Raised \$1300 in ad sales. Put them on website as well.- website is paid up for the year. 7334 hits on website in April and 1773 were unique hits. 1100 hits in Feb. Next year might start selling adds for Babble and putting on website also.
9. Keel-recap the new rock surround at the pool. Present to proposal for islands landscaping. Hand out the map (DD has these) of the subdivision for reference. It was recently discovered that the greenways along the creek and on the southside of Brooktree lane are city owned property. Brooktree has agreed to keep the lawn upkeep of the areas due to fact that city will only mow a couple times per year. City bears the responsibility of any liability and downed trees/limbs. The only HOA owed land is 5 lots on Wild Plum lane and around pool, all the rest are City owned. Be sure to let Keel Batchelor of any deed restriction violations or City code violations. **Membership vote.** Members voted to have Perfect Turf freshen up all the islands in the cul-de-sacs in the neighborhood. Will remove dead trees, trim existing trees, remove brick structure on Peachtree Cir, re-rock ones and re-seed when applicable. 3655.00 total w/prepay.
10. Terri (for Kelly)-Present the current list of liens to members. Take questions. Outside audit will be done next year. Present the 13-14 budget. Explain any changes from last year and take questions. **Membership vote.** Warren motioned and Keel second. Membership approved 2013-2014 budget
11. Kevin- List all babble volunteers from the year for recognition. Next babble will be out before the fall party. Recruit new volunteers. Present results of the ballot count. Certify results for the record. Thank you to all the board members that help w/the Babble. Thank you to the following members that help prepare Babble and deliver: Lisa Garcia, James and Kelly Miller, Ed and Glenda Meisner, Kristen Lee, Jeanine Oxford, Cynthia Nealey, Eugene Seantlin, Jennifer Edmunson

37 ballots received, No write in votes, Theo Buckman(36), David Oxford(36), James Miller(37), Kevin Vieth(37), DD Zimmerman(37)

12. DD-proposal for the new loungers at the pool. **Membership vote.** Membership voted to approve

DD presented bid from Bob Bledsoe owner of Cripple Creek Rock Company and resident to build new entry on Brooktree Lane and Indiana. Proposal is for a 6ft x 12ft stone covered entry w/ copper tree and “Brooktree”. Cost 7000.00 for everything. Membership voted and approved to start construction. James Miller suggested alternative to copper due to copper thieves. DD will apply for grant from city for entry.

13. Misc – Peggy Nichols has resigned and Kelly Pollard will be our new HOA bookkeeper. Official HOA address will change to 4028 NE 57th Place effective Oct 1, 2013. Peggy will stay on till end of the year for transition,

14. It has been proposed to change our parties to non-holiday weekends. **Membership vote.** Members voted to let the decision be up to the social committee since they are the ones volunteering their time to work the parties.

15. Instituting bi-annual payment plan on assessments is a success. We will continue to offer this as an option, as well as taking debit or credit cards through Heartland payment systems.

16. Open floor. No comments from the floor.

17. Adjournment-8:27 pm