

## Minutes for the Annual Brooktree HOA meeting – September 18<sup>th</sup> at 7:00pm at the pool.

1. Call to order. 7:02pm
2. Approve August meeting minutes. Keel motioned, Warren second, all approved. Kevin to file and Eric to post to website
3. Welcome members. Take any write-in nominations from the floor. No nominations from the floor
4. Start counting ballots. Kevin Vieth and Anne Marie Vieth counted.
  - Keel Batchelor 28
  - Rosetta Caven 29
  - Russell Dempsey 29
  - Lisandro Gonzales 30
  - Warren Prince 27
  - Write in Andy Reid ☺
  - Write in Ned Yost ☺

Note from member, Suzie Muchau, requested that pool be open during day after school starts and owners have access to key to get in and swim at own risk during those hours.

Insurance regulations do not permit this w/the depth of our pool. Must have lifeguard on duty.

5. Theo-Present-Recap social events through the season. Volunteer recognition party was held for all the volunteers throughout the year. Fall party, and 40<sup>th</sup> pool birthday planned. Many welcome baskets have been delivered this year. Any input on moving the 4<sup>th</sup> party to an off weekend- no objections. The event calendar will be posted on the website over the winter.

6. David-Present- Will be getting proposals to repair the liner in the shallow end. Multiple repairs have been done to patch it, but needs replaced before next season. Upgrades this year were new baby pool filter & fencing, leak detection and repair of blown pipes (including a new slab), new loungers. David will be vacating seat due to work restraints and won't be finishing last year of term.

7. James-Present- Park upgrades were picnic table, painting the chain link fencing at park and tennis, rust abatement and paint on all light poles, added sand to kiddie park, installing a new trash can receptacle in the park and replacing a damaged slide.

8. Eric-Not present- no issues presented w/website. Eric did not re-run this year due to scheduling conflicts, but will still assist with directory.

9. Keel-Present All islands in the subdivision were upgraded. Tree removal or pruning, rock added or replaced, grass reseeded where necessary. Discussed the mowing agreement that we have with the city. Land along creek, lot in Murtle, Greenway on South side of Brooktree lane and lot on Wild Plum is City owned, but we have agreed to upkeep to maintain the look of the neighborhood. By-law infractions can be reported to Keel or our website. Any cars in street posing a safety issue need to be reported to Gladstone Public Safety. Front entry was replaced and some was financed by Grant from the City. Bushes were replaced in other places that died at entry and was done under warr.

10. Warren & Kelly-Present the current list of liens to members. Outside audit will be done after the books are closed in September. Present the 14-15 budget. Explain any changes from last year and take questions. Kevin Slatery motioned and Pete Hall second, all approved 14-15 budget.

Lockwoods on Indiana requested to cede from the neighborhood HOA. They said they were tired of caring for the wooded area behind their lot. It was pointed out that that property is owned by Gladstone. It is not HOA land. No lot may opt out according to the Articles of Incorporation of the Brooktree HOA. Membership is mandatory and tied to every lot title. The main benefit of this is to insure the common areas including the pool are maintained for current and future residents. This will in turn help home values in the neighborhood.

11. Kevin- List all Babble volunteers from the year for recognition. Next babble will be out before the fall party. Recruit new volunteers. Contact Kevin if want to volunteer or have suggestions for the

upcoming Babbles. Babble volunteers: Eric Allen, Keel Batchelor, Theo Buckman, Cheryl and Larry Delmont, Lisa Garcia, James and Kelly Miller, Kristen Lacy-Tarter and husband, Jeanine Oxford, Kelly Pollard, The Poppenhagens, Terri Stenner, DD Zimmerman, Anne Marie Vieth, Tommy Vieth, Gracie Vieth, Eugena Scantlin, Jen Edmunson, and Chris Kelly.

12. DD-Directory update/ad sales. Prices will be unchanged. Details will be in the next Babble. Ads will be on website as well. Need members to submit updated directory information. Distribute next spring.

13. Dues will be billed on Oct 1. Will continue to offer bi-annual payment plan and debit/credit payments. Payments are due October 31.

14. Surveillance camera system has been purchased for the pool facility and will be up for next summer. We are hopeful that we can get a Google Fiber connection and monitor online through the board members as well as have the hard drive recording.

15. Free library- Russell Dempsey volunteered to head up committee for this project.

16. Placement of community garden-Carl Neidig who lives next door to lot that community garden is on raised objection to the garden due to placement and upkeep issues. Presented pictures showing condition of garden. Lengthy discussion of the pros and cons of the garden and other options were discussed. Kevin Vieth motioned to have garden removed, Mr. Lockwood second and it was voted by the members to remove the community garden from the City owned lot on Myrtle. The City had approved the garden pending HOA's approval.

17. Age minimum at the pool – vote? Board will change the pool rules in the spring to curb unsupervised youth issues at the facility.

18. Open floor- Pete Hall praised the work of the volunteers of the association. He also wanted to know if any members had issues with Google fiber installers. The members in attendance had no issues that had not been resolved directly with Google.

19. Adjournment at 8:10pm. Next board meeting will be October 21. Location TBD.