# Brawley Farms HOA

# Meeting Minutes

6/11/2012

6:00PM

Type of Meeting: Board Meeting

Location: 9515 Brawley Lane

Meeting Facilitator: Lakisha Allen

Invitees: Lakisha Doggett, Jim Hamilton, Alicia Thompson

All members of the Board were present.

1. Call to order: The meeting was called to order at 6 p.m. with all members of the Board present. The meeting was opened up to homeowners, over no other homeowners were present. One homeowner had requested to speak at the Board meeting; however, that homeowner was unable to attend during the time set-forth for the meeting.
2. Reports
3. Financial Report: The financial report was given by the Lakisha. The balance of the HOA was given and. J.H had several questions regarding the financial report. The accountant completed the reconciling May. The reconciling for June will be completed at the end of the billing/reconciling cycle. Other financial items were discussed in a closed session.

Residents have been receiving late notices. Another notice will be sent to residents that are currently past due. The Board will exercise its right to enforce the collection policy.

1. ARC Review: Requests have been submitted for two properties for improvements to properties. One property located on PC and another property located on TL is still pending paperwork for the ARC Review Committee before a decision will be reached.
2. Violations: The Board discussed several issues concerning the violations in all three villages and how they will be conducted according to Brawley Farm’s HOA. Some residents have been addressed regarding the maintenance of their properties.

D. Litigation/Attorneys: Private legal matters concerning properties were addressed.

1. Open issues
2. Clubhouse, Pool and Pool Parties: The Board voted to not have alcohol and smoking in the clubhouse or in the pool area during operation hours of the pool. Residents who smoke cigarettes may use the back corner lot for a smoking area provided that tobacco smokers do not leave butts. No glass should be in or around the pool area.

Prices for pool rentals will be $150.00 for day parties ($75.00 for the clubhouse, $75.00 for the pool along with $100.00 deposit for incidentals). Pool rentals for after hours (8pm-12am) costs will be at a flat rate of $400, which includes the clubhouse, and lifeguards for the party. The Board may exercise the right to not extend rentals to homeowners for various reasons including age restrictions of at least 25 years of age. Pool renters must abide by the maximum capacity rule (100 in the pool) for the pool.

The Board will sponsor an adult swim night provided that volunteers step forward in order to help make the event successful.

The sand for the pool will eventually need to be replaced within the next year. The suggestion was made to replace the sand for the pool since we are in the process of repairing the pool and the sand has been there for several years (probably 10 years).

The Board voted to steam clean the carpet at the clubhouse.

1. Exercise Equipment: The exercise room is not a priority for the Board at this time. The GFI sockets will need to be serviced in order to accommodate the equipment, the equipment needs to be serviced or replaced; access points will need to be wired and completed for residents, as well as other safety concerns would need to be addressed. There are concerns for everyone to have equal access to the clubhouse.
2. Matching Grant Program: A few more pieces of information will need to be submitted including volunteer hours (pledge sheets) for the matching grant. The application has been tabled until next cycle. The information has been gathered for submission.
3. Street Light Update: The Board had previously agreed to install 5 lights before application was submitted to the NMG program. All five lights are scheduled to be installed for Crossley Village within the next 4-6 weeks.
4. Speed/sign update: The D.O.T is trying to open Brawley Lane. Trackers were placed in the neighborhood in order to monitor how many cars go in and out of the neighborhood. At least 1000 cars were needed for count in order to have priority for speed bumps. The counts at maximum, for the neighborhoods, were a little over 800 cars per day.
5. Questions & Answers: A suggestion was made for the Board to create a CCR committee in order to revise the CCRs for Brawley Farms.

Can the Board move the office to the clubhouse? For security purposes and confidentiality, the Board will not move the office and equipment to the clubhouse. A motion was made, and the Board voted no to the move.

What happens if cars are left unattended at the clubhouse? Cars will be towed at owner’s expense. People should not leave vehicles unattended at the clubhouse, or in the cul-de-sac in Crossley. If people choose to do so, vehicles will be towed at owner’s expense. If anyone sees a suspicious vehicle, they are urged to call 911.

1. Closed Session: The Board entered upon a close session in order to discuss confidential and legal matters. Jim Hamilton resigned as a Vice President of Brawley Farms Homeowner’s Association Board of Directors.
2. Adjournment