

May 23rd, 2012 Board Minutes

Call to Order:

Meeting called to order by Jason J. @ 7:06pm (Attendance: Jason, Donna, Brad by Skype, Kathy, and Tiffany)

Treasurer's Report:

The account balance is \$5,046.90. \$4,932.82 is due in past due balances. \$10,375 will be due including the upcoming year's dues. Invoices are ready to be sent out.

Motion: Donna made the motion to provide allocation in next year's budget for an accountant to do Brookside HOA taxes. Motion passed unopposed.

Motion: Jason made the motion to reimburse Joseph Morrison \$100 for March Maintenance and supply reimbursement that was agreed upon by the previous board at the main HOA meeting. Motion passed unopposed providing that an invoice be provided to the board.

Secretary Report:

Newsletter will be postponed at this time so that attention can be focused addressing neighborhood infractions and sending violation letters. The board will continue to inquire about the rights to utilize the acreage behind Brenda Love's Lot.

ARC Report:

No new ARC request or concerns have been reported to Brad. An unofficial complaint was made regarding property lines and an ARC approval of a fence. After consulting our attorney, it was determined that this matter was a civil issue not a BoD or HOA issue. 772 & 776 Chipmeadow and 403 Brookhollow Dr. grass issues are being addressed with the homeowners and Bank of America. The board is also exploring other avenues with the county. True Homes Lot will also be receiving a letter on a specific date of pad removal and lot clean up. The first wave of violation letters will be going out over the next month for vehicles left over night in the street, unauthorized dog pens, and trash cans being stored improperly. During the meeting the board spent a lot of time deliberating about the wording of the covenants regarding dog pens, chain link fencing, and trash can receptacles.

Dog Pen Approval Guidelines:

ARC request forms are to be submitted, just as they would be for a fence or storage building, to the ARC committee for approval. In section 4.4 of the covenants and restrictions it clearly distinguishes between fence and pet pen/house. In section 4.11 it talks about the qualifications

for a fence and not allowing chain link. However, it does not state this about dog pens. Therefore due provisions in section 4.4, the board has determined that dog pens are in fact allowed in the subdivision as long as they follow the same set back and placement rules of a shed, are totally portable, are visually esthetic.

Next Meeting

June 20th at the Home of Kathy Jewell at 7pm

Motion to adjourn

Motion made by Tiffany to adjourn at 8:12pm