

Brookwood Hills II HOA General Meeting
May 4th
7:00 pm
St. Timothy's Presbyterian Church
3001 Forest Ridge
Minutes

ROLL CALL and ESTABLISHMENT OF QUORUM – Pert Durapau – Quorum was reached by Proxy and by attendance of 46 members

PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE – Pert Durapau – 10 day notice was given to membership on web, email and hand delivery door to door

Minutes were read by Amy Sabol

General Meeting
Brookwood Hills II HOA
May 3rd, 2022
7:00 pm on the median at Brookwood Blvd.

7:03 – The meeting was called to order by Vice President Brian Tompkins.
The quorum was met with 25 in attendance which included 5 proxies.

Elston Eckhardt read the minutes from the meeting on April 2nd and they were approved.

Brian Tompkins, Vice President, introduced the officers elected on April 2nd to the Board. They are as follows: Elston Eckhardt, President, Pert Durapau, Treasurer and Amy Sabol, Secretary, Ann Graves, Director.

A short discussion concerning our HOA Bylaws ensued. Jim Cline, resident, questioned the interpretation of our documents. Brian Tompkins, Vice President, (serving for the first time on our board of directors) disagreed with Mr. Cline. Mr. Cline, a retired attorney, stated the detail of our HOA documents are not being adhered too. Mr. Cline pointed out the board has not incorporated the State of Texas laws into our documents which was recently changed in 2021 by the Texas Legislature. Brian stated he was brand new to the board and was learning. Mary Walsh and Amy Sabol, secretary, requested Mr. Cline aid the board with improvements. Mr. Cline declined stating he was no longer a licensed attorney in the State of Texas. His current status only allows him to serve his family members as an attorney. If he were to help us with Brookwood Hills II documents he would give up the privilege of serving his family. There was no resolution to the discussion.

The residents in attendance requested the meeting move forward. Brian obliged them.

Mr. Cline asked for a budget for the residents. Elston Eckhardt replied the budget was presented at the Special meeting in April 2nd and emailed to the membership. A copy will be made available.

Ann Graves, Director, reported our landscaping vendor would be replacing the plants at the bottom of the median (intersection of Pine Thicket and Brookwood Blvd) with perennials. There would also be some irrigation adjustments. The two planters at Edgewater have been recently updated.

Brian Tompkins and Elston Eckhardt thanked everyone for their attendance and asked for patience.

7:25 pm - A motion to adjourn was made by Mary Walsh and seconded by Carey Graves. The meeting was adjourned at 7:25 pm.

Prepared by Amy Sabol, Secretary 5/4/22

Motion to approve minutes was made by Carey Graves. 2nd by Paul Durapau. Approved Unanimously.

REPORT OF THE OFFICERS

Treasurer Report and Budget – Mark Ferguson

Mark reported we will end the fiscal year at \$25,704.69. We had several homes sell in 2022-23 raising our cash balance with resale certificate fees. Home sales are unpredictable year to year. May 31, 2022 we had a cash balance of 21,244.25. Our 2023-2024 revenue is estimated to be \$25,054.00. Our expense forecast is stated at \$29, 186. There may be a deficit of \$4,132.

Dues Increase – Mark Ferguson

Our budget forecast made clear the Brookwood Hills HOA board of directors needed to raise dues \$33 to help cover our deficit. In our Bylaw a 15% increase is allowed by the board without a vote from the membership. The dues were \$225 and were increased to \$258.

Report on completed projects in 2022-2023 – Ann

Ann spoke of replacing several plants at each of our entrances. She also replace a double jack at Edgewater and corrected the electricity at the Edgewater entrance. This year the pine on Brookwood Blvd have become a concern. She explained we did deep fertilize them to hopefully save them but in this year's budget we have plans to cut down trees, trim and plant new ones. She said it will be a costly project and could go on for several years. The city has doubled our water credits for the year so it will help us with watering our common property.

Questions from the membership...

Was there any paint in this year's budget? No, because the Bylaws no longer allow for any improvements on the fence on Central. The costs to paint have escalated. Mark said there will be a meeting on May 11 to discuss and collaborate with neighbors residing along Central. There was some discussion about the noise produced on Central with cars. Amy reported the stretch is a 4 lane with a median and it is set at 40mph by design.

A question regarding the trees on Cummings was asked. Who takes care of them? Ann replied, we do because the HOA planted them 40 years ago. The city will not maintain or trim. Oncor

does all the “V” trimming. She stated those species of trees should never have been planted their 40 years ago because of the wires above.

Comment from the membership...

The dues will likely have to increase yearly for awhile because of the pine trees and the escalating costs of maintaining property.

NO COMMITTEES TO REPORT

ELECTION OF DIRECTORS AND OFFICERS – Pert

Pert appealed to the 13 households in attendance to offer to serve with the current board. There were no offers to self-nominate or to nominate any individuals. The slate included Pert Durapau, Mark Ferguson, Amy Sabol and Ann Graves. The motion was made by Linda Young to approve the slate 2nd by Paul Durapau. The slate of 4 officers passed unanimously.

UNFINISHED BUSINESS

Block Captains Request – Amy Sabol

Amy requested we have block captains for passing out information. A welcome offer came from the Dozier family. They said they would be happy to do all of our deliveries. The board accepted the offer. There were backup offers from Linda Young, Mary Ann Corder and Paul Durapau.

Attorney will be engaged this Fall.

Amy explained to the members there were some errors, omissions and a need for clarification in our documents. We will need to get them amended. The HOA has not paid for an attorney in 5-6 years. The legislature met in 2021 and made new rules for HOA. Some of the rules are missing in our documents. Our board is following the current state requirements, but we need to add them officially. The legislature most likely will impose more rules in this session and so we will engage an attorney this Fall. Her name is Leah Burton. She practices HOA law and lobbies the state legislature for HOA's. She looked at our documents and believe we have some issues to remedy. They do not need to be rewritten but they do need to be updated and corrected but only with amendments.

Leah K. Burton

Steptoe & Johnson PLLC

6900 Dallas Parkway, Suite 600

Plano, Texas 75024

O: 469-920-8240 C: 310-428-4155

Central Fence Plan for residents on Oak Cove – Pert

As long as we are meeting with an attorney this Fall, we would like to put some additional requirements in our documents about the fence along Central. The meeting is a collaboration between residents living along Central. The board would like them to decide what they would be willing to have in our legal documents. We will not dictate to them. It is a collaboration of neighbors. Do they want a standard created? Do they want the fences to be as they are...Board on Board, Cap and Rail, Gravel board....painted? What color? We are hoping a good meeting will take place and they will work out an acceptable plan for their street.

Meeting Date- May 11, 7pm
2209 Pine Thicket Lane

ADJOURNMENT

Motion to adjourn was made by Paul Durapau, 2nd by Lucy Ferguson. Unanimously approved at 7:52pm