

Brookwood Hills II of Texas Homeowners Association
Board Meeting Minutes
July 13, 2023
7:00 pm
3700 Edgewater Drive

President Pert Durapau called the meeting to Order at 7:06. A quorum was present.

Motion to approve the minutes by Ann Graves and seconded by Mark Ferguson, Approved unanimously.

TREASURER REPORT – Mark Ferguson

Total cash on hand - \$25,966.75

0,010.78Checking balance - \$28,010.78

Saving balance or reserve - \$16,324.60

Brookwood Hills II HOA 2022/2023 dues deposited – 87. We have 6 homes unpaid.

Motion made by Amy Sabol 2nd Ann Graves to accept the Treasurer's report.

Approved unanimously

PROPOSED AGENDA ITEMS

- Moving bank account to Chase. The massive effort it took to change names on our BWHII accounts at Wells Fargo was ridiculous. At least 10 hours or more was expended by board and past board members to correct. With the issues the board endured the decision has been made to move our account to Chase. Mark Ferguson has worked with Chase for 10 years.

Motion: The Brookwood Hills II of Texas Homeowners Association Board of Directors will change banks. The account will be moved from Wells Fargo to Chase Bank. Their authorized representatives will be current board of Directors, Kathleen Durapau, President and Amy Sabol, Secretary. Additional authorized signatures on the account will be Treasurer, Mark Ferguson. The motion was made by Ann Graves seconded by Amy Sabol. The vote was unanimously approved by the Board of Directors on July 13, 2023.

- Liens for non payment of dues – At this time it will not be pursued.
- Cutting down large tree in front of Cline’s and trimming pine trees or selecting other trees. Hugo Castillo will be hired to remove one Loblolly tree (leaning) on the West side of the lower median of Brookwood Blvd. He will also trim all the trees on the Boulevard. The cost \$3,500.
- Approved and edit CCR’ s enforcement policy. Enforcement Policy had some minor changes and was approved with a motion by Ann Graves and a second by Amy Sabol. The policy will be found on the website. The board worked on late in 2022.
- Approved Central Fence Policy. The discussions with the neighbors on Oak Cove established some standards for replacing the fence on Central. A policy was approved with a motion from Mark Ferguson and 2nd by Ann Graves. The policy will be available on our website. When the HOA begins work with the attorney this fall the policy will become part of our CCR’s.
- Consider buying paint (No Labor) for Central Drive fence. Approx. \$2,400. The board appreciated the cooperation we have received from the residents along Central. We were asked to consider paying for paint on the exterior side of the fence. At this time the board has chosen to decline. Ann Graves discussed moving the irrigation heads between the fences/sidewalk to the middle of the greenspace and installing bowtie heads to protect the new/repaired fences. The quote was nearly \$6,500 to move the heads. The area along the Central is 4 football fields in length with 114 heads. If we have leftover funds this year we hope to segment the change overtime. Masterscapes, our maintenance company, has been contracted to use Herbicide to kill the grass near the Fences and also change the pitch of the trimmers to create a channel in front of pickets to prevent fence damage. The hope is with these costs and operational changes we can preserve the fences.
- Review of procedures for correspondence and timelines for responses. A discussion to establish a time frame to answer written requests from the residents for Architectural Control issues when they arise. The Architectural Control Committee and the Board may need to talk with one another to decide on an approval. Please allow us 7-10 days to respond to request. Each request must be in writing and details should be written for proper evaluation.
- Next meeting will be on September 14, 2023, 7 pm, 3700 Edgewater Drive.

ADJOURNMENT was unanimous at 10:14pm