

**Brookwood Hills II of Texas Homeowners Association**

**Board Meeting Minutes**

**3700 Edgewater Drive Bedford, TX 76021**

**10/03/2022 - 7pm**

Meeting was called to order by President Brian Tompkins. A quorum was reached. Minutes were approved with a motion by Treasurer Frech, seconded by Director, Graves.

Treasurer update: \$38, 025.15 Cash on hand. 2 delinquent members (one has agreed to the Alternative Payment Plan).

Double-check will be installed on October 5<sup>th</sup> at Edgewater Drive. It is a budgeted item. The neighborhood by law is required to have one and has never had one since the neighborhood was completed. Masterscapes will install for \$2,300, a budgeted item.

Insurance for Directors and Officers is being worked on by Cheryl Frech, Treasurer.

Board of Directors is researching hiring an attorney for our HOA documents. Director Graves is researching attorney. The board has also decided to price a HOA management company to run our organization. Director Graves is researching attorney. President Tompkins is looking for a management company. Secretary Sabol has red lined our CCT's and Bylaw documents for improvement. She has found redundancies and confusing language. The current documents will need revision. Suggests all the directors read through the documents before an attorney is engaged. The attorney will be budgeted next Spring.

Secretary Sabol has posted the proposed Rules and Enforcement policy on website. The fines and procedures need to be established and published. The board tabled the topic to another meeting.

The Directors have asked for volunteers for the Architectural Review Committee. We need two or three. We have had only one resident offer to serve.

The fence on Central is a concern. The Directors will be asking the residents living on the East side of Oak Cove Lane to help devise a plan for the street. The fence along Central is important to the value of our neighborhood. The residents along Central need to be engaged in the conversation. A letter of request will be dropped off in each of the Oak Cove Lane resident's boxes by President Tompkins.

The directory work has started. Secretary Sabol reports there are 24 not responding to email registry. She will go door to door and deliver the form the residents not answering the request to participate.

National Night Out – Director Graves has treated the boulevard for fire ants and her husband Carey will be fogging the area at 5:30 for mosquitoes on October 4<sup>th</sup>. Corn Hole, Jenka, Ice Cream Truck will arrive at 5:45. Live Music with Trinity River Ramblers. Police and Fire will attend if possible.

Rental Storage building cost has increased to \$60/mos.

Lights on Edgewater have been an issue for over 8 years. Director Graves will be getting electrician quotes on getting the lights working before the Holiday lights are installed. HOA budgeted \$628.00 but it was a rough estimate established during Budget work.

The meeting was adjourned at 8:30.