

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

President Pert Durapau called the meeting to Order at 7:04. A quorum was present.

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

TREASURER REPORT – Mark Ferguson

Cash Balances: 8/31/2023 Checking \$27,222.33 Savings \$1,326.76 Certificate of Deposit \$15,000.00 Cash on Hand \$43,549.09

We have only one delinquent account.

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

PROPOSED AGENDA ITEMS

- Moved bank account to Chase. We now have a \$15,000 CD with our reserves. Amy and Mark are on the account.
- Amy Sabol presented information on HOA Management companies.

Volunteerism in the community is low and it has become apparent we need to research the companies. The state is making the requirements more difficult for volunteers to handle. Four companies were contacted Accelerated Association Management Company , SBB, Jellybird, and Assoicia. The services are all different in scope. Amy has been working on a comparison chart to compare one to another. She needs to continue working on the comparisons. The pricing runs from \$12,000/year to \$5,500. The board believes from what has been researched (so far) we will be in the \$9-\$10,000 range. With 93 homes the cost per home will increase dues approximately \$110/year. The association will retain a board but their duties will be greatly reduced. We are hoping to bring to the membership at the first of the year. There will be no reduction in dues because of maintenance requirements and costs.

- The board has decided to engage the attorney we met last Fall. Pert Durapau and Amy Sabol will be meeting with her in the next 2 months to correct our documents and to match state requirements.

- National Night was cancelled. The ice cream truck were already booked. Texas Ice Cream Truck was called 214 334 81818 and Ice Cream Truck DFW 972 395 5339 were both called. and both were booked. The board decided to ask for an event chair. We could have an event later in 2023 or have one in 2024 if we could get a chair.
- Ann will turn off sprinklers for a week on Central for the residents to paint their fences. She will work out dates and times and we will notify residents of the timeframe selected.
- Tree on the boulevard was cut down and the pines were all trimmed. Ann believes next year we will be obligated to trim the trees on Cummings. We also have two trees dying on Cummings near Central. Her budget is still adequate.
- A suggestion was made by a resident to install Flock cameras. They are cameras used to read license plates in case of crime being committed in the area. The Bedford police currently use the system. Amy did research on the topic. The board discussed the cost and declined to pursue.

Research - Recording activity over a specific area with a Flock camera is possible, but Flock cameras have an intentionally narrow field of view. Our motion detection works up to 75 feet, and the field of view at that distance is ~20 feet wide (about 1.5 lanes of traffic).

The infrared technology that we use to capture license plates illuminates reflective subject matter, so anything that is not reflective (license plate) or illuminated (light pattern of the vehicle) will be completely dark.

As a best practice, we recommend having a well-lit area to ensure the utmost security.

As part of our subscription model, Flock Safety cameras for neighborhoods start at \$2,500 per camera per year, with a one-time installation fee of \$150-\$650 per camera. This price includes everything — installation, maintenance, footage hosting, cellular service, and software updates.

- Next meeting will be on Monday November 13, 2023, 7 pm, 3700 Edgewater Drive.

ADJOURNMENT was unanimous at 9:15pm