

## **BHOA BOARD MEETING MINUTES**

### **APRIL 29, 2007**

The meeting was held at Dean's house.

#### **ORDER OF BUSINESS**

##### **Meeting called to Order**

6:37 p.m.

##### **Attendance**

Present—Dean Holmes, Phil Stack, Mike Roman, Alan Pollock, Rowell Sargeant, Susan McCann, Terri Schmidt, Chris Wertzberger, and Judy Minton.

##### **Approval of Minutes**

March 25<sup>th</sup> Minutes were approved. April 11<sup>th</sup> Minutes were also approved.

##### **Update on completion and expenses for pool work required by city**

Dean reported that there were only a couple of minor items to complete, and that the total for the work was \$5,373, about \$200 below the estimate.

##### **Budgeted projects scheduled for completion before June**

Phil had met with Budget & Banner Flag Company to get an estimate for the flag pole slated to be located at the west entrance. The company representative and Phil agreed that a 35 ft. pole is preferable to a 40 ft. pole. This would allow for a difference in cost from \$2850 for a 40ft pole and flag to \$1752 for the 35ft. pole and flag. This would also lower the cost of replacement flags in the future. Installation is scheduled for the coming week-weather permitting. Dean said that OG&E had already been here to mark the utility lines.

Phil reported that he had also been approached by two different homeowners about the possibility of Brasswood becoming a gated community. The homeowners felt that gating would increase security and home values. Dean responded with the research he had done when the idea was brought up last year by a couple of homeowners. He contacted several gated communities and found out that the average cost of installing gates (two entrances) would be somewhere around \$30-40,000, including the security cards and/or keys. According to the communities, yearly maintenance and repairs ran any where between \$3,000 and \$10,000 annually.

There was also the issue of who would maintain the streets in the neighborhood once we were gated. Dean said that it was a strong likelihood that Brasswood's homeowners would then become responsible for the expense of maintaining the neighborhood streets. The board agreed that this issue should be researched in more detail by the incoming board this June.

Mike then suggested that upgrading the requirements for individual homeowner's fences (over a specified time period) would increase the appeal of the neighborhood as it ages. The board thought the idea had some merit, and that future boards go forward with more research on how to implement the proposed idea.

#### **Questionnaire used in connection with volleyball court installation**

Susan McCann distributed the results of the questionnaire she had sent out about the volleyball court. Eleven households have property that backs up to triangle (common area bordered by 147<sup>th</sup>, Lamplight Lane & Brasswood Parkway). The results were: 6 yes, 2 no, and 3 no response. Susan said that Bob Costello (a Lamplight homeowner) expressed to her that it would be unfair to locate the court in the center of the triangle, thereby restricting other activities like stickball, which his children play, along with other kids in the neighborhood. Susan said she would meet with Bob later to see if they could come up with a placement that would be agreeable to both of them. Chris asked if cables would be needed to keep the poles upright. Susan said she plans to meet with the company that would install the court to confirm what's needed, and the degree of portability.

#### **Budgeted projects scheduled for completion before June**

Dean reported that he had met with our electrician, Ron Faupell, and that we would need only three decorative lights on the island at the east entrance to complete the project. Cost of the lights would be \$200 each, with \$350 to 400 for installation. On a side note, Dean said he had talked to the Dept. of Public Works earlier in the week and they told him the repaving of NW 147<sup>th</sup> and Brasswood Blvd./NW 149<sup>th</sup> would be delayed approximately 2 to 3 months because of the damage to the city's main arteries by recent weather. The timetable now calls for late August or mid-September.

#### **Decision on replacing dead trees along the frontage and common areas**

A motion was made, seconded, and the board approved for the replacement of four trees, one located on the cul de-sac island at the west end of 149<sup>th</sup>, the second behind the home of Don Hiebert on NW 149<sup>th</sup>, and two cedars just west of the east entrance to the neighborhood.

#### **Gift certificate to Colleen Costello for her work as Landscaping Chairman for five years (now retired)**

Gift certificates in the amount of \$150.00 and \$75.00 were approved for Colleen Costello, for her work as landscaping chairman over the past five years, and for Mark Peters, who is scheduled to receive our special recognition award for his work and the appearance of his lawn for so many years. Both were unanimously approved.

#### **Board member volunteers for check-in desk at annual meeting**

Chris (our treasurer) suggested that he would be the natural choice to help Jennifer from NSC accept checks and check out pool keys at the annual meeting. A suggestion was made to set up two tables at the entrance of the auditorium at Haskell, using check-in lists set up for homeowners last names beginning with A-M and N-Z to eliminate the bottle-

neck that might occur at the door. Dean said that we should ask for a volunteer from the homeowners present to aid with the tabulation of the votes for the election.

#### **Selecting a meeting site for new board's first meeting**

Chris volunteered his home for the meeting.

#### **Financial Report**

Chris had prepared a summary of the current budget compared to actual expenses and reviewed it with the board. According to current figures, there will probably be between \$9,000 and \$11,000 available in the association's account come June 1<sup>st</sup>, when the new board takes office.

#### **Final Comments**

It was the consensus of this board that the pool needs re-plastering, but that the decision would be up to the new board following the annual meeting.

#### **Adjournment**

Meeting adjourned at 7:37 p.m.