

BROOKFIELD HEIGHTS HOA

Organizational Board Meeting

Minutes

Monday, December 27, 2021 @ 7 p.m.

In attendance: Nikki Engel & Joe Daubenmier. Also attending: Cheryl Strong & Macy Hart, with Hart Consulting, Inc. Absent: Lamyra Davilla.

The meeting was called to order.

Election of Officers:

Nikki Engel: President & Secretary

Joe Daubenmier: Vice President & Treasurer

Lamyra Davilla: Per previous conversation, declined all officer positions.

Review and approve Minutes from Sept. 28, 2021 Meeting: Approved as written.

Financial Report - Emailed. No questions, income and expense was approved. Invoices for 2022 were mailed December 20, 2021.

Annual Meeting Review: The majority of members in attendance expressed their desire for park lights to be turned back on. Since the electricity was turned off for 6+ months, a county inspection is required before service can be turned back on. An inspection permit which cost \$75 was required. The inspection is pending. Lights will be on Dusk - 10pm, daily. We will look into a security or motion detector light for the shed/parking area to deter any unwanted visitors overnight at the park. The tennis court has been a continuing topic of discussion. Joe will be preparing a survey to be emailed to members to determine what the majority of the association would desire to be done with the court (repair, remove, sell, dog park, etc). Joe also volunteered to maintain the HOA website, he will be provided the password and some guidance on how the website operates. Feedback gathered at the annual meeting was emailed to the board. The board will look this information over and discuss the proposed amendments further at the next regular board meeting.

Other Matters: The architectural review process was explained to the board. Members submit their request to Hart Consulting. Hart Consulting makes sure the member is not delinquent on assessments and that their request is in line with the governing documents of the HOA. The request is then forwarded to the board for their approval. Majority (2/3) approval is required. It was discussed that unless the governing documents prohibit the architectural change being made, it should be approved regardless of the board's aesthetic preferences. There was a discussion about appointing additional members to the board. At this time the majority of the board voted against adding any more board members. The vote was 2 opposed to appointing additional members. Any members interested in being on the board may volunteer to assist the board at the direction of the board for things such as coordinating garage sales, collecting proxy, etc. If these volunteers desire to be on the board, they may run for election at the next annual meeting.

Set the date, time and location of the next meetings:

Thursday, January 13th @7 p.m.: The HOA attorney will be present at this meeting for a Q&A session. This meeting will be closed (board members only) as legal matters will be discussed.

Tuesday, March 8th @7 p.m.: Regular Board Meeting via Zoom

The meeting was adjourned.

Respectfully Submitted,

Macy Hart – Office & Technology Coordinator with Hart Consulting, Inc.