

Country Brook Annual Homeowners Meeting

January 27, 2015

Call to order 7:04

Welcome by Mark Kruzich and Mark asked all attendees if they received proof of the meeting. They said they had.

Read and approve minutes – read by Sandra

Motion to approve – Steve Meluski

Second – Carol Cook

Motion passed

Reports from officers

Mark – Year in review

Discussed trailer storage and implemented a fine structure for those storing trailer in view for more than 20 consecutive days and have fined with the county. A few people not cooperating.

Neil has moved and we have an open board position.

Landscaping, we decided not to plant the trees due to the drought. We have added landscaped lights to phase 2. We had some fun socials.

Ryan - Review of financials

Ryan discussed the balance sheet and financial overview. Reserves are set aside to replace items. We are in good shape for both balance and reserves. We are adjusting irrigation and administration costs. HOA is healthy. Question for what is included in administration. We have \$1015 in unpaid HOA dues which is not bad. Questions asked about how we set the budgetary numbers such as landscaping. We did a reserves study several years ago and the number we put in reserves was from the recommendation. The cost for a reserve study is about \$2500. By law you are required to put back what they recommend.

Report from committees

Social – Robert and Ben

Winter wine tasting about 30 people. Some bottles of wine were donated to Lovejoy

Easter Egg hunt with great turn out

Water gun fight

Rib challenge – need more participant

Fall fest Social committee came in just under budget

Stacy Ridge has asked to do more things with us, which saves us money

Architectural review committee

3 people who review requests

Some people are still asking about increasing fence height and perhaps vinyl fence material. Mark says he has tried to prompt someone to spearhead a committee to make fence changes.

Neighbors asked questions regarding grass and fence staining. Katie will look more closely at lawn maintenance. We passed a rule this year on xeriscape. We currently have restrictions and have filed with the county. Questions regarding the number of city water leaks we have. Ryan pointed out that as our homes age, we could have sewer line issues, so people might check their coverage.

Communications – Stacy

Updates on website, Stacy asks for input if updating is needed. Normally Stacy emails notices for all the neighbors who have given their emails. Currently there are 85 people on our Facebook page. We make sure that only people who are in the neighborhood are in our closed Facebook page.

Robert brought up the car brake- ins recently. Facebook is a great way to spread the word. Tomorrow there will be a crime meeting at the Allen Police Department at the outpost near Dodie's in the Villages of Allen.

Lori discussed the safety committee and the importance in us having a representative to attend the meeting and show that Country Brook is interested. Robert Petrin said he would plan to attend.

Landscaping – Matt

He would like for us to look at budgeting for adding some sizable trees like live oaks sometime soon.

Landscaping has been under control with the Manders. Matt thanked Cheryl for her work with Christmas decorations. There was some vandalizing this year. Corner of Fawn Hollow and Winding way has a damaged light fixture.

NOTE: The HOA is not responsible for any items put out as decorations, that are not put out by the HOA representative. This includes damage and storage.

Elections of Directors – Katie

There are 4 positions on the board, we would like to have 5 people.

Nominations from the floor

Steve Meluski agreed to join the board.

Stacy, Ryan and Sandra agreed to stay on the board.

Election was unanimous

Sandra updated everyone on the removal of the traffic island, which should be removed in first quarter of 2015. Robert asked about the possibility of adding a stop sign on the corner of Country Brook and Turnberry Ct. and Sandra said she would contact the city.

Open to Floor

Thanks to the board

Ryan motion to adjourn

Adjournment at 8:04