

**Country Brook Estates Annual Homeowners Meeting
January 26, 2016**

Call to Order -7:02

All board members in attendance.

Welcome – Mark Kruzich asked all attendees if they received proof of the meeting

All responded yes

Read and Approve 2015 Annual Meeting Minutes – Sandra Burrus

Changes to 2015 minutes on last sentence , should read “about the possibility of adding a stop sign to the corner of Country Brook and Turnberry Ct., and Sandra said she would contact the city.”

Discussed the need of a stop sign at Turnberry and Country Brook. Sandra reported that she had contacted the city and that they would conduct a study, but her focus had been on working with the city to have the island removed.

Motion to approve minutes –Cheryl Lawson made motion to accept with change on last paragraph. All approved.

Year in Review – Mark

Mark discussed that the trees we had approved to be changed out had not been planted due to some rain issue, however looking at doing that soon. Discussion about additional landscaping changes.

Katie said she will contact Fannin tree farm to get their recommendation on how many we should get to replace the Bradford Pear trees in the entry. Roses were removed due to disease. Lack of mulch was discussed. Board will re-evaluate the entry landscaping and correct issues.

Review Financials – Ryan Cave

Current assets and operating budget – reserves are there to prevent us from having to do a special assessment for items such as fencing, tree, and other larger expenses. Over all our expenses are fairly standard. Water amounts were larger this year due dry summer and high water costs. Robert Petrin talked about Tree-land Nursery, and Katie said she would contact them for pricing. Ryan asked for questions. Katie commented that the trees we had budgeted for trees went back into reserves for us to use when we are able to plant.

Reports form Committees

Social – Ben Patterson and Robert Petrin

Recap 2015- 5 events

Easter Egg Hunt, Crawfish Boil, Water gun fight, Fall Festival, Rib Cookoff

Cost is about \$20/household for the year

Discussion about the changing demographics of our neighborhood may impact which events we choose to host going forward.

In 2016 we will start off with Feb 27th, limit to 30 people. Everyone brings 2 bottles of wine. Flyers will be sent out. We will probably repeat the events from 2015. We discussed doing an event over near Winding Way area. Discussed possibly doing an event for National Night Out with Stacy Ridge in the park, which is 10/14/16. Try to publicize events more.

Thanks to Robert and Ben for all their work.

Thanks to Cheryl Lawson for taking care of Christmas decorations.

Architectural Review Committee – Mark

Mark asked if there are any questions. There was a discussion about fences and disrepair and a POD in a driveway. Katie said she will get help from the city regarding the POD and that letters were recently sent out regarding fences. Mark said they had less than 10 requests in 2015.

Communication Committee – Stacie Weever

Website updates to Stacy. Facebook page has been the best way to communicate. People can message Stacie on Facebook if people have any items that need to be posted on the website.

Elections of Directors – Katie Waters

Two board seats up for election. Mark Kruzich and Steve Meluski were up for elections. Katie asked if Steve and Mark are willing to serve. Floor was opened for nominations. There were no additional nominations. Robert Dueck made motion to close nominations. Vote taken and Mark and Steve were elected.

Open Floor

Robert asked about number of homes on the market in our neighborhood. Discussion about the current home market in our area.

Home on Mossbrook has been sold and we were able to collect all past due fees.

Motion to adjourn at 7:46 by Robert Dueck