

Country Brook Annual Homeowners Annual Meeting
January 31, 2017

Call to Order – 7:01 Call to order
All board member are in attendance.

Welcome – Mark Kruzich

Please sign in and asked if all received the postcard about the meeting, and all confirmed

Read and Approve 2016 Annual Meeting Minutes – Sandra Burrus

Cheryl Lawson motion approve with no changes.

All approved

Reports from Officers

a. Year in Review – Mark Kruzich

Landscaping installed during the year. No

b. Financial Reviews- Ryan Cave

Discussed balance sheet, need to replace the fence, which will deplete our reserves. We would like to increase dues going forward for next year to replenish our reserve account. Inflation is eating up our ability to contribute to reserves. We are should have 1 year of operating expenses in reserves to be considered a healthy HOA.

Questions regarding the amount and the need for metal posts and staining to be included were discussed.

Questions regarding right of way for future road widening were discussed.

1. Fence discussion – price to refresh was about half the cost the replace the fence.

Replacement of the fence seemed more prudent even though the cost will almost wipeout our reserves, which is what the reserves are for.

2. Dues increase discussion – Starting in 2018 possibly \$50 or so. HOA board will be addressing later in 2017. We realize we will most likely have other expenses in the next few years with our monuments and the concrete fencing. In the attempt to not do a special assessment, raising the dues seemed a better option.

Reports from Committees

a. Social- Ben Patterson and Robert Petrin

Budget was \$3000, came in at \$2900. The cost for our social events remains about \$20 per household. Recap of events for 2016 began with wine tasting at the Cooks. Low cost event with food donations. Easter Egg Hunt, stuffed 1500 eggs and had a good turnout. Water gun fight was next event. Crawfish boil and has a been a great event with good turnout. Talk about food trucks as an option for replacement of the crawfish event, in the attempt to keep costs down. Attendees liked the idea.

Thanks to Robert and Ben for all their hard work.

Thanks to Cheryl Lawson for taking care of Christmas decoration!

b. Architectural Review Committee – Mark Kruzich

Not a lot of activity. Some fences in the neighborhood need to be replaced and have been sending out letters to the home owners. Mark discussed the process. Discussed driveway issues and the ability to use different materials. Questions about street problems and that homeowners should contact the city.

c. Communication – Stacie

Website is updated and a WordPress site. Events are posted on website and Facebook. Pictures were updated etc. to get a fresher appearance. Email out of the website to Stacie to have any items put on the website. Email challenges.

Election of Directors – Katie Waters

a. Nominations from the floor

Stacie, Sandra and Ryan are up for re-election for a 2 year term. Cheryl moved to accept nominations for all 3 to be re-elected, and all voted to approve.

Open to the Floor – Mark Kruzich

Move monument discussion

Voting Item

Sandra makes a motion to move forward with tear down and replacement of full fencing with Hancock Fence & Fabrication. Steve seconds the motion. Unanimous vote of the board.

Motion to adjourn at 8:11 by Ryan Cave.