

**North Brook HOA Board of Directors Meeting
March 14, 2017
Kansas City Missouri Police Station – Shoal Creek**

Present: Brandon York, Andy Savastino, Tim Jaques, Jodi Gee, Doug Kluck, Lauren Pulse, Assistant, and Jennifer Secrest, Property Manager.

Business meeting was called to order by Brandon York at 7:09AM

No homeowners present.

Brandon made a motion to approve the minutes from the November 14, 2016 meeting. Seconded by Doug. Motion carried.

Tim suggested that we add a Word document of the Declarations of Restrictions so homeowners can do a simply key word search. Brandon accepted the suggestion and approved. Seconded by Doug. Motion carried.

ByLaw & Covenants Committee: The Board will finalize the suggested changes and will submit to Jennifer

Grounds: Brandon stated the lights on the monuments need replaced and Jennifer has already submitted a work-order for FirstService Residential maintenance to replace

Social: Jodi discussed the preparation of the Easter event. Tim will help get volunteers for the stuffing of eggs

Pool: Jennifer reported that the claim is in for the roof damage and waiting for warmer weather before the roof replacement takes place

Property Manager's Report:

- Jennifer provided payment plans that were sent in for approval. Brandon approved the payment plan. Seconded by Doug. Motion carried.

Next meeting date has been changed to May. Brandon approved. Seconded by Jodi. Motion carried.

Brandon York adjourned the meeting at 9:00 p.m.

Minutes taken and prepared by Lauren Pulse.



6-13-17

North Brook HOA Board of Directors Meeting
July 20, 2016
Kansas City Missouri Police Station – Shoal Creek

Present: Brandon York, Gregg Bourdon, Andy Savastino, Brian Hertzog, Jodi Gee, Doug Kluck and Jennifer Secrest, Property Manager.

Business meeting was called to order by Brandon York at 7:07 p.m.

Homeowner, Timothy Jaques was present to discuss the acceptance of solar panel usage within the Communities of North Brook. Mr. Jaques, is an attorney and stated that he as read the Covenants and cannot find any verbiage that legally prevents solar panels on a home. The only restriction is solar panels must be approved by the ARC committee. General discussion followed on solar panels. Gregg thanked Timothy for coming and explained that a committee and the board are currently working on amended the Covenants. Andy stated there is a need to develop standards for solar panels within the Communities of North Brook. Jennifer will reach out to the other FSR property managers to see if any of their communities have adapted solar panel standards and she will talk to Rod about the revision of the Covenants and standard for solar panels.

Jodi Gee made a motion to approve the minutes as corrected from the March 13, 2016 meeting. Seconded by Gregg Bourdon. Motion carried.

Brandon welcomed Jennifer Secrest as the new Property Manager for North Brook.

Treasurer Report: Andy discussed the current financial statement. The Social Committee account still needs to be updated with the new authorized signers at the bank, and the checkbook retrieved from Brett. Gregg agreed to coordinate the process to change the authorized signers at the bank.

Secretary: No report.

Website: 82% of homes are registered on eNeighbors.

ACC: 1 pending request.

Violations: Gabe Gonzalez has reached out to Jennifer Secrest requesting a six to eight month extension to paint his home. He has been without work and just recently began a new job. He needs an extension in order to save the money to paint to have his home painted. The Board agreed to a six month extension and will adjust the fines if the house is painted within the six months. Mr. Gonzalez will need to submit an ARC form for approval before he his home can be painted. If the home is not painted within six months, the fines will continue to be assessed until the home is painted.

Pool:

- Issues with Lifeguards texting while on duty. TruGuard has been notified.
- Doug from TruGuard has been very responsive with every issue Jennifer has brought up and see had seen efforts are being made for improvement.

Grounds:

- The brush hogging at Bruce Canova's (7300 N Donnelly Ave) has been completed and will be maintained every 4-6 weeks.

Social Committee: (Jodi Gee)

- Yard contest was dropped.
- Teen Pool Party will take place on August 26th
- Adult Porch Crawl on October 15th – Paula will be sending information to Jennifer
- Chili Cook Off sometime in November
- Jodi had the invoice for Movie Night and gave it to Jennifer for payment

Covenants Committee:

- Andy's comments/questions to the committee still have yet to be addressed
- See if committee wants a face-to-face meeting with Rod Hoffman.
- Jennifer will connect with Rod Hoffman regarding solar panels.

Property Manager's Report:

- Jennifer presented the Resolution regarding political signs. The resolution reads as follows:

"LET IT BE RESOLVED that the following procedures be followed as related to political signs and advertisements:

Signs endorsing a particular political candidate shall be allowed to be installed 20 days prior to the November, 2016 election and 5 days after the November 8, 2016 election. The Board reserves the right to restrict the size, color, lettering and placement of such sign. Violators will be subject to fines and other penalties according to the Covenant Enforcement procedures adopted by the Directors."

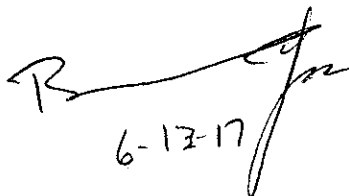
Andy moved to adopt the resolution. Jodi seconded the motion. Motion carried. Jennifer will post the resolution on eNeighbors.

- Jennifer requested permission from the Board to write off all delinquencies \$10.00 or less. Board approved.
- The small pool needs a new liner and Jennifer will begin the bid process to have the work done.
- The Annual Meeting is scheduled for December 5, 2016 and Jennifer will not be able to attend. She requested a new date be selected. The Board moved the date of the Annual Meeting to December 12, 2016 at Shoal Creek Golf Course. The pre-meeting will take place at 6:30 p.m. on the same date.
- Once again the possibility of raising a homeowner's dues if they don't attend to cast a ballot on the proposed amended Covenant and Declaration of Restrictions. They could cast their ballot either in person or by mail. The ballot must be notarized to be accepted.

Next meeting is September 7, 2016 at Shoal Creek Police Station at 7:00 p.m.

Brandon York adjourned the meeting at 9:06 p.m.

Minutes taken and prepared by Julie Sherbo, Assistant to Jennifer Secretst.


6-13-17