

North Brook HOA Board of Directors Meeting
March 6, 2018
Pleasant Valley Fire Department

Present: Brandon York, Doug Kluck, Greg Bourdon, Andy Savastino, Tim Jaques and Daniel Frazee. Also, in attendance was John Cooper, Candice Carpenter and Shannon Cook with FirstService Residential.

Greg Bourdon called business meeting to order at 7:22PM

No homeowners were present.

Tim made a motion to approve the minutes from the January 8, 2018 meeting with the addition to the ACC report. Seconded motion carried out to approve at May meeting.

ACC: No pending requests as of meeting date.

Grounds: Brandon reported that Brush hog has been scheduled every 6-8 weeks, timeframe seems sufficient.

Social: Easter egg hunt scheduled for March 31st@1PM. The hunt will be held at the playground. Garage sale is scheduled for April 26-28. Doug will get with the committee to see what funding will be needed.

Pool: Andy reported that the gate at the small pool needs to be repaired.

Property Manager's Report:

John discussed Financial Review, Delinquency Report, Violation Summary, ARC Summary, Action Item List and Move In List.

Delinquencies:

Proceed with a judgment on unit 1703-50324. Board wants to follow the FSR delinquency process, 30, 60, 90, 120 days with demand letter at 180 days. If owner still has not paid after the demand letters, then Property Manager will ask Board for approval to proceed with a judgment.

Lien notice will be mailed regular mail not certified mail, per the Board.

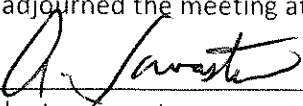
New Business:

Pool Security Camera system- Board discussed the system and if it is the right system currently in place.

HOA Registration & Networking Opportunities- Andy signed up North Brook HOA with the City.

FSR Maintenance In-Home Renovations and Repairs- Board discussed significance and purpose of in-home repairs done by FSR Maintenance would not be endorsed and concluded that FSR could do a mailing at FSR's cost.

Greg adjourned the meeting at 9:18PM



President or Secretary

5-9-18

Date