

**North Brook HOA Board of Directors Meeting
July 11, 2018
Shoal Creek Police Station**

Present: Gregg Bourdon, Andy Savastino, Tim Jaques, Daniel Frazee, Brandon York and Mark Freidel.
Also in attendance was John Cooper, Lin Flournoy and Candice Carpenter with FirstService Residential.

Gregg Bourdon called business meeting to order at 7:05PM

Homeowners Mr. and Mrs. Woods were present to discuss past balance as of June 1, 2009. Board made motion to look into past judgments and garnishments on Mr. Woods, and schedule a separate meeting with the FirstService Residential Senior Leadership team.

Gregg made a motion to correct the spelling of his name and Mark Freidel's from the May 9, 2018 meeting.

ACC: Solar panel request to be approved. First pool request was approved for 7512 NE 74th Terr.

Grounds: Replanting of estate monuments. Request for all dead trees to be cut.
Bagworms – Brandon approved for Todd to move forward with treatment. Board requested John to discuss with Gail at Messengers the lack of communication and urgency.

Social: No new social events.

Pool: Andy questioned why pool cover was being stored in the mechanical room. Board made motion to have cover removed.

John to provide bid on the double doors being replaced in the fall of 2018.

Water fountain – Board made motion to have the \$800 water fountain installed at the Oaks pool.

Pool loungers – Board made motion to move forward with the vendor to replace pool lounge straps.

John to look into the cost of storage for pool furniture.

Pool camera system – Board made motion for security camera to no longer being used due to the issues of being hacked. John to look into contract agreement.

Delinquencies:

Board to follow the FSR delinquency process, 30, 60, 90, 120 days with demand letter. Proceed with a judgment and lawsuit on all open cases after demand letters.

Board motioned to not go over a step by step delinquencies unless their input is necessary.


Resident Ruben Torres paid full dues and all legal fees.

New Business:


Water fountain, camera system being hacked, pool loungers, and bagworms.

Violation Process – special attention to inappropriate colored roofs when Jim is doing drive through.
Special requirement for the pricing of mulch. Board motioned to get a bid from Todd.

Gregg adjourned the meeting at 9:40pm



President or Secretary



Date