

North Brook BOD Meeting

November 7th, 2018

At the Shoal Creek Police Department

Greg called the meeting to order at 7:03PM

Greg Bourdon, Brandon York, Andy Savastino, Tim Jaques, Doug Kluck and Daniel Frazee.

Also in attendance, Will Harrahill, Shannon Cook and Dalton Channing with FirstService Residential.

Open Forum:

Homeowner Andy Thomassy and Dale Webb was in attendance.

Andy made motion to approve the minutes as corrected, Board member Jaques', name was misspelled. Seconded, motion carried.

Committee Reports:

ACC/Greg Bourdon- 11 requests were submitted since the last board meeting. Unapproved roof letters were mailed in September.

Grounds/Brandon York- Messengers has completed the last mow and the fall cleanup will be done soon. The irrigation system was repaired, and winterized. The winter fertilizer will be applied next week, weather permitted.

Social/Doug Kluck- Fall party was held on 10/27/18 cost was \$3374.89 for food and drinks, Bounce house was \$680.15. No plans for a winter event at this time.

Pool/Andy Savastino- Northland Pool winterized both pools. Oaks pool loungers were picked up for storage, the small pool will be picked up on Thursday. Loungers will be repaired while in storage at Seasonal Concept.

Managers' Report was given by Will Harrahill with FirstService Residential. Will reviewed the September financial review and discussed the delinquency report. Also discussed was the violation summary, and the action item list.

Tim made a motion to write off \$7,616.79 on Unit #2603, due to a lack of accounting records which led to the determination that this debt is uncollectable. For accounting purposes, this write off was coded to "bad debt." Seconded, motion carried.

Tim made motion to write off \$100 to bad debt for Unit #0520, past owner, seconded. Motion carried.

Tim suggested the HOA no longer use Rod Hoffman as the HOA attorney, and that the Board consider using attorney Kent Dryer, with Dryer Law Firm LLC., for future HOA legal business.

Outstanding violations, Board agreed to allow letters to be put on hold if Owners give a plan of action to rectify the violation and follow through.

Unfinished Business:

A copy of the yearly playground inspections were distributed, issue was tabled.

New Business:


Doug made motion to approve the Messengers contract for 2019-2021, seconded. Motion carried. York will continue to mow the access lots.

Tim made motion to approve the FirstService Residential quote #1435 to remove the existing double doors and install new double doors at the Oak pool. Seconded. Motion carried.

Doug made motion to approve the 2019 Draft budget, with dues remaining at \$350, seconded. Motion carried.

Annual meeting is scheduled for December 4th @ 7PM. There are 2 terms that expire at the end of 2018.

Doug made motion to adjourn the meeting at 10:49PM, seconded. Motion carried.



Date 1/9/19