

North Brook BOD Meeting

March 13, 2019

Shoal Creek Police Department

Nichole called the meeting to order at 7:22pm

In attendance were Andrew Thomassy, Tim Jaques, Doug Kluck, Dale Webb and Nichole Asquith. Representing FirstService Residential were Will Harrahill and Willie Dixon.

01/09/19 Minutes approved by all Board Members 7:24pm

Committee Reports:

ACC – none

Grounds - Bids have been delayed as a result of recent weather conditions. Irrigation bid from Messenger delayed by weather and currently awaiting additional information from Boring Co. Tree limb debris noticed along 76th Street which may be a result of high winds. Board will reach out to Brandon (not in attendance) for additional information. The request to plant a tree from a grant provided was discussed and denied due to easement responsibility.

Social - Easter Egg Hunt posted on eNeighbors for the community. Pool Opening Celebrations had not recently been conducted due weather conditions. Nichole will follow up after budget reviews for possible re-visit of pool opening celebration. Pool Opening scheduled for 5/25/19. Will Harrahill will meet with Northland Pool to notify of pool opening date and discuss the concrete and caulking repairs. Pool Loungers restoration repairs bid of \$1,500 unanimously approved after board discussed replacement cost of loungers (\$750 each).

Financial Review:

-No areas where budget exceeded \$500. Budget is in line for 1st month. Budget currently \$2718 in the positive as of the meeting.

-\$12,000 was made for first pool contract payment.

-Tim J. inquired about the \$88,000 dues not collected. Will confirmed that the total is closer to \$63,000 as payments have been collect since the last review. Currently 163 homes are delinquent.

-Question arose regarding the fluctuating drive through inspection fee which was explained by Will as a result of the billing cycle (2 inspections occurred over the period).

Delinquency Report:

- Financial hardships in 2008 brought about exceptions and inconsistency in collections process. Going forward, the 30-60-90-120 policy will be strictly enforced. Nichole will post policy to eNeighbors with comments enabled to allow resident feedback.

-Welcoming Committee to engage new residents. Will advised title companies have not been providing information at the time of sale. The move-in report will be run on bi-weekly basis.

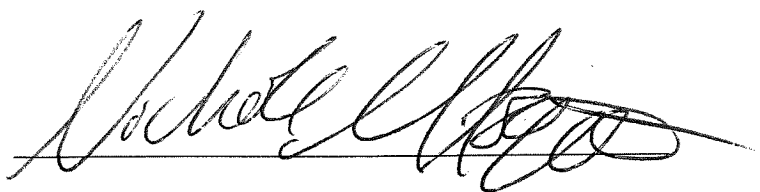
Violations:

- Paint & Wood Rot are the biggest concerns. Current restrictions do not address fading paint and as a result, can't be aggressively pursued by Will.
- Will discussed the option of 311 and filing the violations with Housing Court to invoke action.
- It was discussed that if a homeowner is in conversation with the board and/or Will regarding a timeline for violations to be resolved, then fines may be waived at that time.

Unfinished Business:

- It was unanimously voted by the board that First Service Residential Maintenance will begin the Bi-Annual playground inspection at \$800 for the year as quoted. Will Harrahill will revisit the quote to negotiate a lower price for multiple years.
- Pool House repairs (flooring) has been delayed due weather but, the proposed opening date will not be effected by the delays. Will reported that sand replacement in the two pool filters is complete, the KCP&L meter is now registering usage as a result of recent repairs, and that the new doors are in and will be installed when weather permits
- Tim & Will to visit small pool pump house to evaluate and will visit the inoperable clock to assess a solution for removal and repairs.
- Will presented the board with the proposed 3 year contract. Concern regarding Exhibit A and the last paragraph surrounding a 3% management fee for projects over \$25,000 were brought about. Nichole stated upon receipt of the information, the board will meet and respond with any additional questions and verdict within 72 hours.
- Will agreed to provide more insight to the drive through inspection that occurs weekly and the scope of what is being observed.

Adjourned by Nichole at 9:22PM



5/8/19