

# North Brook BOD Meeting

July 10, 2019

Shoal Creek Police Department

Nichole called the meeting to order at 7:06pm

In attendance were Andrew Thomassy, Tim Jaques, Doug Kluck, Daniel Frazee and Nichole Asquith. FirstService Residential - Will Harrahill and Lacey Butts.

05/08/19 Meeting Minutes: Tim, Nichole, Doug

## Committee Reports:

- **Common Area Mowing:** Will brought up the board to speed on all communications with resident requesting to have the HOA common area mowing to be mowed once a week. The board had discussion on the costs that could be tied to mow the questioned area per request of the resident. Will talked with the board about amending the mowing/landscaping contract for fixes of spelling errors and to go through with Messengers to make changes to the mowing map as some areas are unclear. Unanimously the board has agreed orally, cultivating an area that will enrich the home values along with the new neighborhood going across the way and allowing a sense of community.
- **ACC :** Only one currently opened (siding project). Talk about how Sherwin Williams is the preferred brand of paint, it is higher grade than the Behr.
- **Grounds:** Talked about the irrigation bid.
- **Social:** Might do a movie night, waiting for vendors to call back. Talked about doing a Fall event as well.
- **Pool :** Nichole brought up the pool light issue, Will has put a work order in to have them checked out. Will brought up putting in motion lights. Board has said they would like to see the lights start coming on around 8:30pm – 8:45pm to 5am. They also brought up the safety of the pool guards. There are young lifeguards running the pool, sometimes the swimmer to guard ratio is way high and guards are getting cut to leave early. Will talked to the board about page 8 in the board packet. The pergola is needing replaced. Tim says there are tiles missing at the small pool.

## Financial Review:

-YTD spending is \$69,648.59, less than anticipated. Less spending than anticipated, due to Pool finances padding. Will budget a little more next year for the trees and shrubs due to storms.

## Delinquency Report:

- There is currently an 8% delinquency rate. More liens have been placed, due to the new collections process, 7 or 8 homeowners have called in to pay their delinquent accounts.

## Violations:

-Yard maintenance.

-Cars parked on the road, Will has called 311 to take care of them

-Will is going to go to 311 when it comes to maintenance (paint fading, and items not in the documents, etc)

**Will talked about the change of the Violation GL code.**

**Will asked for constructive feedback and the board did the same.**

**Unfinished Business:**

-Will has a bid from Weber's for the 2 Ash trees to get removed at the small pool for \$1,459 for cutting down the tree, grinding the stump and hauling away. Tim has motioned to move it, Nichole and others have second the motion.

**New Business:**

- Tim asked a question about solar panels at the pools, monuments and any other places that would benefit to see if others would be interested in hearing more about it and seeing the data.  
-Current contract status with FirstService, 1 year

Adjourned by Nichole at 8:37PM

 v.p.

