

Brookshire Bath and Tennis
Board of Directors Meeting Minutes
Tuesday, August 26, 2008 @ 7:03 pm
Held at the Safe Harbor Community Church

Present: Debbie Keller, Lee Redmond, Vince Hayes and Jeff Key. Via tele-conference: Jayne Grant, Roxanne Connaught and from Alliant Property Management: Doreen Falcone

Absent: Michael Chase and Glenn Barger

1. Call to Order & Establish a Quorum:

- a. The meeting was called to order at 7:05 pm and a quorum was established

2. Approval of Previous Meeting Minutes;

Motion: Motion by Debbie Keller to accept and approve the minutes from 7/29/08, and waive reading of minutes. Seconded by Lee Redmond, all in favor, **motion passes.**

3. Update from President

Land Solutions: Debbie Keller updated members on Land Solutions agreement that was reached. Discussion on the referendum that was mailed to the residents took place. The results of the referendum showed 320 returns with 287 or 90% of residents that submitted the referendum opposed the application and gave the Board of Directors the ability to take all actions necessary to protect the interest of the owners and HOA.

4. Update from Treasures Report:

Vince Hayes submitted and read a treasurer's report.

5. Old Business:

Land Solutions:

Debbie Keller discussed the progress of the Land Solutions project.

The results of the referendum showed 320 returns with 287 or 90% of residents that submitted the referendum opposed the application and gave the Board of Directors the ability to take all actions necessary to protect the interest of the owners and HOA.

The Board met several times with Land Solutions over the past month to come up with an acceptable agreement and solution. If Brookshire opposes the Land Solutions development plan and the application at the BOCC Brookshire is approved, then Brookshire could lose and have zero to show for it.

If Brookshire supports the development plan (as per the agreement reached) and BOCC Board approves the application as recommended by the Hearing examiner (175,000 sq ft), Brookshire would receive \$150,000 plus an additional \$2.10/sq ft, so total of \$255,000 over several years. If the BOCC rejects the plan, Brookshire receives \$25,000. Attachment was passed around w/additional details regarding the agreement and payment plan.

Brookshire's attorney has been involved and will continue to review the final agreement and terms and conditions. Brookshire must agree with proposal and the Land Solutions application with the BOCC Prior to the meeting, the BOCC will know that the Board of Directors has an agreement with Land Solutions.

The following three motions were ratified at the board meeting. All passed 6-1 on September 11 via email and telephone.

1) Given that 90% of the referendums returned had the box checked that wanted the Brookshire Board of Directors to take all appropriate actions to protect the interests of the residents and the association, I make a motion to accept the proposal by Land Solutions as received September 9 and as discussed at the last BoD mtg.

2) We resolve to rescind the motion made on July 29 that stated the following: We, the Board of Brookshire Bath and Tennis Association, formally resolve and move to present the objection of the Brookshire Board to the proposed redevelopment project by Land Solutions at the BOCC public hearing on September 15, 2008, and further direct Lee Redmond to advise the Board of County Commissioners of this objection and also request that the Board of County Commissioners reject the Hearing Examiner Recommendation concerning the project.

3) Finally, per our agreement with Land Solutions, I move to present the support of the Brookshire Homeowners Association and Board to the proposed project by Land Solutions at the BOCC public hearing on September 15, 2008, and further direct Lee Redmond to advise the Board of County Commissioners of this support. We also request that all Brookshire Board members who are eligible to speak at the BOCC hearing, speak in support (or appoint someone to speak on their behalf in support) of the development project and offer testimony of support for the project as presented by the Hearing Examiner.

BROOKSHIRE BBQ:

Jeff Key gave an update on the success of the BBQ
Approximately 100+ residents and friends attended
Thank you to all who supported the event.

6. New Business:

Community Maintenance Update:

Lee Redmond reported the following:

1. Repaired the sliders
2. Installed vinyl fence in playground
3. Fixed and painted the gazebo
4. repaired the fountain and lights in pond 6
5. plans to pressure wash the pool deck and paint
6. Volunteer day scheduled for Sept

Motion: Motion by Lee Redmond to accept the landscape contract from Transformation Landscaping and send a certified letter to Ashkal terminating their contract second Jayne Grant, all in favor, **motion passes.**

7. Adjournment:

Motion: Motion by Vince Hayes to adjourn meeting at 8:20 second Second Debbie Keller, all in favor, **motion passes.**

Respectfully submitted, Doreen Falcone Alliant Property Management, LLC