

Brookshire Bath and Tennis
Board of Directors Meeting Minutes
Tuesday, September @ 7:03 pm
Brookshire Clubhouse

Present: Debbie Keller, Lee Redmond, Vince Hayes, Michael Chase, Glenn Barger and from Alliant Property Management: Doreen Falcone

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

- The Breeze is available at the clubhouse and the website
- Discussion on proposed budget
- Land Solution and BOCC meeting update. An agreement was reached prior to BOCC hearing with Land Solutions to support the development at the county commissioners hearing on Sept 15. BOCC denied the application for development 3-2. Land Solutions has 15 days to ask for reconsideration and 30 days to appeal – they were planning on filing both options. There is \$50,000 in escrow. Brookshire is due \$25,000 to be paid after 30 day appeal period ends because it was denied. The \$25,000 would offset approximately 80% of the legal fees over the past year. The appeal could take 3 to 9 months.
- Lawn violations and architectural control request should be turned over to Alliant. Residents should not harass or communicate with any residents about violations.

4. Update from Treasures Report:

Vince Hayes submitted and read a treasurer's report.

Operations:	\$ 66,364.00
Reserves:	\$226,084.00
Grand Total:	\$292.448.00

Owner Past Due Fees: over \$80,000
Interest and Legal

Approximately 60 letters were sent to owners in arrears and some collections were made, however the new fees levied, interest and legal costs kept pace with the collections. Fourth quarter payments are due Oct 1st.

Expense control has been and will continue to be a prime objective of the Board. August operations produced a favorable budget variance of approximately \$11,000. Since the new organizational structure was implemented and the management company was changed from Sentry to Alliant we have moved from an unfavorable budget variance of \$12,377 on May 31st to a favorable variance of \$22,083.00 for an improvement of \$34,460.00 in three months. In January we were in the hole close to \$50,000. We have turned that around. A variety of projects are being evaluated as part of the budget, reserves and operational plan for 2009.

5. Old Business:

- Discussed landscaping and tree trimming and replacement of bottle brush trees in clubhouse parking lot area.
- Discussed that pool deck and tables have been primed and painted. Thank you Lee, Vince, Todd Pope, Rick Burrier, Dale Riggs and Joe Murto. Work to be completed over the next week and then the small pool will be done.
- Purchased new umbrellas for both pool areas. Getting bids to restrap pool furniture versus purchasing new furniture.
- Lee and Vince replaced water fountain in clubhouse and works great and they also took several days to fix and replace some timbers on the dock

6. New Business:

- Discussed bids for swipe cards. Currently there are three bids 17,000 to 23,000 to cover 2 doors and 2 gates at clubhouse and big pool and 2 gates at small pool. Cost includes cards. The cards could reduce the need for personnel coverage of approximately 2-3 hrs per day and could potentially pay for itself within 18-24 months. The project could begin as early as November.
- Discussed turf and pest Management monthly, bi-monthly or quarterly one bid is available for \$3,000 per year. Requested Alliant to get two more bids.
- Discussed proposed 2009 budget and the budget approval meeting will be in November.
- Discussion regarding fining committee and request members to join the committee
- October fest 10/29 @5:30 at the clubhouse and Commissioner Brian Biegelow will attend.
- Halloween Party for the children 10/31 6-8 at the clubhouse.

7. Adjournment:

Motion: Motion by Debbie Keller to adjourn meeting at 7:58 second Second Glenn Barger, all in favor, **motion passes.**

Respectfully submitted, Doreen Falcone Alliant Property Management, LLC