

**SUMMERSET AT BRENTWOOD II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Clubhouse
September 11, 2024
4:00 PM**

PRESENT:	Julie Wantuck	President	Term: 2025
	Clark Nardinelli	Treasurer	Term: 2024
	Sheldon Helms	Secretary	Term: 2025
	Austin Fayne	Director of Operations	Term: 2024
	Cindy Bennett	Vice President	Term: 2025
ABSENT:	None		

ALSO PRESENT: Melody Murray with Common Interest Management Services

(MSC) Motion, Second, Carried

CALL TO ORDER: The Open Meeting of the Board of Directors was called to order by President Wantuck at 4:03 p.m.

PLEDGE OF ALLEGIANCE: Julie Wantuck led those present in reciting the Pledge of Allegiance.

CONSENT AGENDA:

1. August 14, 2024 and September 5, 2024 - Executive, Special and Board of Directors meeting minutes were approved as presented. **(MSC)**
2. Financials – July 31, 2024
3. CD Investments –
4. Collection Action: None.

A motion was made and seconded to approve the items on the Consent Agenda.

COMMITTEE/CLUB REPORTS (if applicable)

Architectural Committee

There was 1 landscape application, 1 fence application and 2 solar applications submitted.

Board Advisory Committee

The Committee is working on rule 6.1 and exhibits and almost complete.

Décor Committee

No report.

Finance Committee

The Finance Committee was present and Bob Wantuck, Jim Fisher, Lee Combs, Bill Behan announced their resignations. The Committee thanked Clark for being a great contributor and great to work with. Bob Wantuck read a letter to the Board about their resignation.

Newsletter Committee

The Committee is working on the October issue.

Nomination & Election Committee

No report.

Rascals

The Rascals have assisted with tree trimming, cleaning up leaves, making sure the plants are getting enough water, identifying broken sprinkler heads, clean up on Liberty, painting iron fencing, painted a bench.

Welcome Committee

The Committee continues to meet with new residents to give gifts and explain where to find information and what is happening within the community.

OLD / NEW BUSINESS:**Draft Budget & Reserve Study Approval**

Tabled

Clubhouse Doors – Daystar Windows (shades vs tinting)

The Board **MSC** a NTE of \$1000 to install tint on the clubhouse doors, pending confirmation from the fire marshal on whether or not they will allow modified shades on these doors.

Resident Responses to Paint Book Revision

Tabled

Standing Committee Membership/Roles – Policies & Procedures

The Board reviewed and **MSC** to approve the updated policy.

Rule 1.1 Outline of Organizational Approval

The Board reviewed and **MSC** to approve the revisions to the posted rule.

Amending Rules/Procedures Approval

Tabled

Revised Proposals for Accessibility Ramp at Tennis Courts

The **MSC** to approve E&E at a **NTE** of \$3,000 to modify the curb at the tennis court to be wheelchair accessible.

Revised Proposals for Gate & Faucet Bib at Pool Equipment Area

The Board **MSC** to approve E&E at a **NTE** of \$2,000 to replace the gate and install a hose bib in the pool equipment area.

HOMEOWNER'S FORUM: Homeowner's forum – there were approximately 45 homeowners in attendance. Topics Discussed included –

- Street parking and tagging
- Finance Committee resignation comments
- BAC serious concerns related to the request to meet with the Board
- Questions related to what can be discussed in executive VS open
- Request to review draft budget and study
- Questions related to the asphalt work in the reserve study
- Committees' issues with Board communications
- Finance Committee comments
- Thank you to the Board from a Finance Committee member for working with them
- Request to expand time for private events at Clubhouse
- Suggested a Finance Club be formed
- Concern about adding a ramp at the tennis courts would eliminate a parking spot

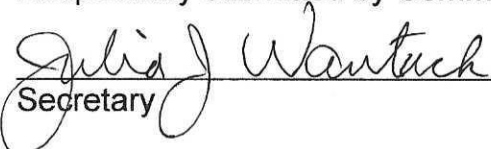
ADJOURN: 5:00 PM

EXECUTIVE SESSION SUMMARY:

The Board met in Executive Session on September 11, 2024. A summary of executive action is as follows:

- Proposal & Contract Review
- Personnel Discussions
- Member Complaints/Concerns
- Legal/Litigation Concerns
- Collection & Delinquency Matters

Respectfully submitted by Common Interest Management Services


Secretary

10/9/2024
Date

These minutes were formally approved by the Board of Directors at the meeting held on: 10/9/2024