**Brook Hollow Association Annual Meeting Minutes**

15 October 2020

Meeting held via Zoom due to COVID-19

Called to order by Chet Zelasko

Time: 7:04 PM

Attendees: Chet Zelasko, Becky Evans, Lorie Morse, Glen Van Andel, Ryan DeMoor, Vicki Felton, Bill Waanders, Rich Rockwood, Cindy Rockwood, David Robb, Audrey Robb, Abby Eger, Amber Snow, Gary Davis, Jeremy Spindler

1. Proof of Notice: Meeting notice, agenda, and last year’s annual meeting minutes were sent to all members and were posted on the Brook Hollow website.
2. Chet entertained a motion to forego the reading of the 2019 annual meeting minutes. It was moved by Rich Rockwood and seconded by Bill Waanders to accept the 2019 annual meeting minutes as written without need to read them aloud. There was unanimous approval.
3. Treasurer’s Report: Chet reviewed the proposed 2021 budget on behalf of Ryan DeMoor, Association Treasurer, who could not be present for the first part of the meeting. The budget was shared via Zoom screen for all present to see and served as a basis for discussion.

Highlights:

* Expenses are essentially the same except for a one time software cost to pay for the Pay HOA software. Cost: $960
* The “application fee” refers to the spraying of trees for disease at the entrance to the association at Breton and Granite. This will be the last year this needs to be done. Cost $406.
* All dues were collected this year except for those of 4 homeowners. Late fees are not being added after no response to multiple requests sent. One homeowner is behind many years and there will be added expense to hire a lawyer to place a lien on the home of that owner. As per bylaws, the homeowner will then be responsible for both the lien and covering those lawyer’s fees.

Budget Questions/Comments:

Comment: Rich Rockwood: Lien and lawyer’s fees can’t be collected until the home is sold so there will be no immediate payment from the homeowner.

1. President’s Report

Chet reports the state of the association is stable.

Most issues this year related to tree cutting.

Road Repair (hot tar sealing the cracks) was last done in 2019 and will not be needed until 2021 because there are no cracks in the old tar at this point.

The fence at the end of the cul-de-sac on Brook Hollow Place has a gate in it. The homeowner on Breton just to the east of the association asked if it can be removed. Chet asked if anyone has knowledge on why the gate would be there and questioned if we could remove it a place solid fencing in its place.

Discussion:

-Rich Rockwood stated he knows of no reason it needs to be kept.

-Glen Van Andel stated sometimes gates are put in during property development. He

recommended we check with the city to see if it is required for easement. Chet will

check on this.

There was some vandalism of a sidewalk on Granite near Timberland involving the

painting of “Black Lives Matter“as part of a known campaign to paint this statement on

the sidewalks near all homes of city commissioners after the recent demonstrations in

the city this summer. The paint was removed by several of our association members

with some effort.

Speed limit on Granite: The question was raised last year whether the city would post a

sign on Granite just west of Brook Hollow Place. Chet reports that the city will not do

this because the law is that any unposted speed is known to be 25 mph. Chet asked if

they would put the signs up if the association bought them and they said they would not.

Comment: Chet wondered if we should inquire about adding a speed bump.

Jeremy stated he opposes speed bumps. Lorie states she does not think the problem is

big enough to warrant a speed bump.

Trimming of trees along Granite: Chet asked the city to trim the trees between Granite

and the sidewalks that run along that street. They still have his work order from last

year’s request and they said they would prioritize it higher on the list. One dead tree

has been removed.

Parking at the entrance to Brook Hollow on Granite: Chet asked the city if we could paint

the curbs in the no parking zone to draw attention to them and the city said not. Cars

are still parking there by parents waiting for their children from the charter school the

south, but overall the problem is perceived to be somewhat better.

Chet commented that overall it has been a quiet year. He then opened the floor to

questions/concerns.

Rich Rockwood asked when road replacement would be expected. Chet stated

minimally 3-5 years from now or longer. He explained that a special meeting would be

called to discuss this. Rich asked if we would be sealing cracks with tar again and Chet

stated we would do this in spring of 2021. Rich asked if we still planned to use Superior

and expressed concerns with their responsiveness in the past. Chet stated he believed

Frick was used last time.

Bill Waanders asked if Chet had much response to the Halloween event proposed. Chet

stated no one had stated opposition, but no one had stated they were planning to

participate either.

Rich asked if Chet would send out a reminder to not park on association streets this

winter and Chet stated he would send regular reminders.

1. Election of officers

Becky Evans opened the floor to additional nominations for the offices of president and vice president. No additions noted. It was moved by Rich Rockwood and seconded by Glen Van Andel to close nominations. Voice votes were taken and Chet Zelasko was unanimously re-elected to serve as President and Calvin Freeman was unanimously elected to serve as Vice President. Chet noted that part of the role of Vice President this term will be re-writing the bylaws with the help of other members to exclude things that are no longer pertinent.

Other comments:

Bill Waanders suggested using Good Earth for tree cutting. Becky Evans stated she had just contracted with them to do some work for her and she will get their contact information to Chet so he can compare costs.

A motion to adjourn the meeting was made by Bill. Motion was seconded by \_\_\_\_\_\_\_\_\_\_\_\_.

Meeting was adjourned by Chet at 7:48 pm.

Respectfully submitted by Becky Evans