

Brookfield Owners Association
Annual Recall Meeting Minutes
Tuesday, August 1, 2017
Pflugerville Community Library
1008 West Pfluger Street
Pflugerville, TX 78660

CALL TO ORDER

There being a quorum of 5% of the homeowners present either in person or by proxy, Scott Dollins, Board President, called the 2017 Annual Recall Meeting to order at 6:04PM. Officers present included Jennifer Schmidt and Julienne Hoang, Treasurer/Secretary. Association Managers, Vangie Bocanegra and Peggy Kuhns, of the Certified Management of Austin were also present.

MINUTES

Copies of the 2016 annual meeting minutes were mailed to all owners in the meeting notice packets for review prior to the meeting. There being no corrections or additions the minutes were approved.

REPORTS OF OFFICERS

The pool opened May 1st. Just a reminder any owner with an outstanding balance will not be giving access to the pool. Please contact CMA. If you are leasing out your home please make sure you notify CMA in writing to release a pool key to your tenants. Replacement pool cards are \$25.00.

Reminder all exterior improvements must be approved by the architectural committee. Make sure your request is complete. All incomplete requests will be automatically denied. The architectural committee has 30 days to review/approve a request.

The board meets quarterly. The meeting notices are posted on Brookfield website and sent out via email. Please make sure CMA has your most recent contact information.

Monthly financials for the Association are available on the website for all owners to review. December 2016 the Association ended the year with \$174,784.48 in our operating account, and \$285,580.65 in the reserve account. Total assets \$541,130.57.

Included in the agenda packets was the June financials. As of August 1, 2017 there was \$236,718 in the operating account and \$306,014.85 in the reserve account. Total assets \$651,665.45.

Many owners are continuing to pay monthly! Reminder that the assessment is quarterly due in January, April, July, and October. The only payment options available are to pay annual or quarterly to avoid late fees. Dues \$84.00 a quarter. \$336.00 per year.

ELECTION OF DIRECTOR

Election were held to elect one (1) homeowners to the Board. Bryan Rolland, 14517 Spearmint Trail, nominated himself from the floor. Nominations submitted prior to the meeting included Jonathan Schindler who was not present but was present during the last meeting when quorum was not met. Nominations were closed and owners cast their votes for the two nominees.

Bryan Rolland was elected to serve a 3 year term.

NEW BUSINESS/OPEN FORUM

Owner's and Board discussed the following items:

- . Violation procedures & Enforcement
- . Annual dues and enforcement
- . Next Door Social Media
- . Communication Issues
- . Pool Security Issues

ADJOURNMENT

There being no further business the meeting was adjourned at 7:02PM.