

**Brookfield Owners Association  
Board of Directors Meeting**

April 25th, 2024 5:30 PM

Zoom Conference

**CALL TO MEETING**

Meeting was called to order at 5:34 PM. In attendance were board members Ryan Drepaul, Rodrigo Dominguez, Charles Torrance and Mason Bleasdel. Brian Schroeder from Goodwin & Company was in attendance as well as one community resident.

**REVIEW AND APPROVE PRIOR MEETING MINUTES**

Ryan Drepaul made a motion to approve the January 2024 Board of Directors meeting minutes, seconded by Mason Bleasdel. The motion passed unanimously.

**NEW BUSINESS**

- Mailboxes
  - \$40,890 spent on mailbox repair.
  - Second stage of mailbox repairs has been staged by the post office. Goodwin is working with the local postmaster to establish a timeline for replacement.
- Fence behind dog park
  - Brookfield will not be moving the fence back. The Board is looking into adding a gate for easier landscaping access. The fence as a whole needs to be replaced as well.
  - A resident (Katie Klingele, 1713 Darjeeling) has requested Brookfield do not remove bamboo in the future. The resident has also expressed concern that the landscaping company damaged her property during removal. The resident also noted the neighboring property across from the dog park has begun to encroach on HOA property.
- Golden Sunrise - Pond Clean up
  - Bamboo removed from the fenceline around the pond.
  - The landscapers provided this service at no additional fee and recognized it was a missed service.
- Mulch Hold
  - No additional mulch will be added to HOA landscaping at this point.
- Pool - Replace multi-port valve
  - Roughly \$2,500 worth of repairs has been completed to repair multi-port valves at the pool.
- Plumping Repair
  - \$1,460 was spent to repair plumbing at the pool
  - Roughly \$900 was spent to repair damaged masonry at the pool

**OLD BUSINESS**

- Pool chair lift

- Pool chair lift will be replaced at a cost of \$6,268.
- Installation of wheelchair ramp
  - Despite not being required to be ADA compliant a wheelchair ramp as also added to the pool.
- Area sidewalk repairs
  - Sidewalks are maintained by Travis county. Several have been repaired by grinding down the protruding edges.
- Pond rehab
  - The Board is currently awaiting responses from an Request for Proposal.
- Playground Pergola
  - Pergola has been removed after being damaged by a strong windstorm. The pergola is not scheduled to be replaced at this point but may be revisited in the future.

### **EXECUTIVE SESSION**

The Board convened in executive session and voted on an outstanding collection item and reviewed attorney reports.

### **ADJOURNMENT**

Mason Bleasdell made a motion to adjourn the meeting at 6:18 PM. The motion passed unanimously.