

BROOKEDALE WEST

Homeowners Association (HOA) Annual Meeting

Agenda/Minutes for August 2, 2021

Meeting: August 2, 2021 – 7:00pm – 172 Stonetree Circle (Thank you, Noreen Meganck!)

Participants: Gordon Duda, Candace Duda, Jim Gaul, Kathy Wagner, Aimee Grahn, Joe Porwoll, Jessi Lee, Noreen Meganck, Mike Muccino, Mike Hormant, Bill Curry

Treasurer Report: There are 23 outstanding dues payments. Mike will send list to board members for us to contact.

Business:

1. President Report:

- a. Bylaws/Declaration of Restrictions update: fines cannot go into bylaws, they must go into Declaration. Past board members and attorney recommend they go in Declarations. Current board voted to include fines in Declaration update.

In 2002, too many changes were proposed. This confused homeowners. Lesson learned – keep it simple. 139 yes votes are required, they got 96 in 2002. There is a limited time (60-90 days) to get these votes. They ran out of time. Current board suggests we try again in spring/summer. Need to have positive reinforcements.

Joe suggests data driven info on how landscaping effects home values. (A regularly maintained home will increase 7% with maintained landscaping. A well maintained home with well maintained landscaping could increase as much as 15%.) Will homeowners choose to protect their investment?

Suggest we send a letter to ALL homeowners informing them of current Declaration of Restrictions (landscaping, trash cans, temporary structures). Noreen provided a sample letter. Discussion was to involve homeowners in discussion to explain. Make personal connection. Joe suggested primary/final vote. This could eliminate some changes that are not popular so that others can get passed. Jessi suggested posting positive thing happening in community. Hopefully this will bring more positivity about. Also post data articles to support home values. Joe will work on home value portion of letter, Gordon and others to word smith the letter before sending it out.

Bill Curry volunteered to contact owners of rentals to sell home value info to get them on board before vote.

2. North Shellbourne is feeling like they are not a part of our HOA. Suggestion to

have food truck/ice cream there to make them feel more included. We need their votes down the road.

3. Website: Jessi to take off password protection so that bylaws and Declaration of Restrictions are more readily accessible to homeowners. Directory will be password protected.
4. Directory: Aimee will update directory from info Mike has gathered from dues letters.
5. Woods clean up: This Saturday & Sunday (August 7-8). Will be focusing on pathway along Walton Blvd. Saturday is clean up, Sunday will be spreading mulch. All volunteers welcome and needed.

Next Meeting(s): Wednesday, August 30th @ 380 Silvervale

Minutes by Aimee Grahn, Secretary