

Rosebrook Homeowner's Association

Board of Directors Meeting

Meeting Minutes

Tuesday, July 21, 2015

Location: First Baptist Church, Whitehouse, Texas

Meeting Chair: Carrie Montgomery, Property Manager, Rose City Property Management

Board Members Present:

- ✓ Mark Massey, President
- Phillip Fields, Vice President
- ✓ Chris Smith, Treasurer
- ✓ Tony Brown, Secretary
- Roland Haley, Member at Large

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- ❖ Meeting called to order at 6:20pm
 - ❖ 1st Order of Business, Review & Approve Meeting Minutes from 4/28/2015
 - Motion to accept by Chris; 2nd by Tony; All in favor
 - ❖ 2nd Order of Business, Review & Approve Executive Meeting Minutes from 4/28/2015
 - Motion to accept by Chris; 2nd by Tony; All in favor
 - ❖ 3rd Order of Business, Financials:
 - May 2015, pages 4-6 in packet
 - June 2015, pages 7-9 in packet
 - Motion to accept by Tony; 2nd by Chris; All in favor
 - ❖ 4th Order of Business, Old Business:
 - Landscaping; discuss continued concerns from residents about current landscaping company. Moreover, mowing.
 - ACTION: have Mitch re-walk the commons areas/greenbelt with Manuel
 - Tree removal:
 - Four trees in common areas previously contracted for removal have been removed
 - Tree next to 211 Pinewood Drive (Kaiser's) has been removed at the expense of \$580.00. Board agrees to formally accept to pay expenditure
 - Motion to accept & pay expenditure by Tony; 2nd by Chris; All in favor
 - Insurance Claim:
 - Acknowledgement receipt of claim for tree removal from Western Heritage, dated May 26, 2015, page 14 in packet
 - Mark brought attention to a large tree limb hanging from tree on greenbelt behind 315 Rosebrook Circle (Smith's) needs removing.
 - ACTION: Request Manuel to assess and remove the limb
 - ❖ 5th Order of Business, Review of Liability Insurance Renewal
 - Pages 11-13 in packet; no change in premium

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- ❖ 6th Order of Business, New Business:
 - Playground:
 - Discussion of playground, safety, liability, needed repairs, and possible renovations
 - Discuss estimate from 'Play Safe with Jesus!' on two choices of slides; page 10 in packet.
 - Review of photos of current damaged slide, page 15 in packet
 - Review of photos of new slide choices (spiral vs straight), pages 16-17 in packet
 - Board moves for formal approval on quote for expenditure of straight slide (the lesser priced slide) as pre-approved via email earlier this year.
 - Motion to formally accept expenditure on straight slide by Tony; 2nd by Chris; All in favor
 - Agreement to wait until next Board meeting to discuss expenditure of remodeling of playground fort.
 - ACTION: Mark to meet with church member referencing a contractor for playground remodel.

- ❖ 7th Order of Business, Review of Violation Log
 - Pages 18-20 in packet

- ❖ 8th Order of Business, Determine Future Meeting Date and Time:
 - Board will meet quarterly; next meeting tentatively set to meet on Tuesday, October 6, 2015 at 6pm. Upon communication with all Board members by RCPM, an exact date will be set between October 6th & 13th, same meeting time.

- ❖ Meeting adjourned at 7:52pm