

# Rosebrook Homeowner's Association

## Board of Directors Meeting

Meeting Minutes

Tuesday, October 27, 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

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- ❖ Meeting called to order at 6:10pm
  - ❖ 1<sup>st</sup> Order of Business, Review & Approve Meeting Minutes from 7/21/2015
    - Motion to accept by Mr. Haley; 2<sup>nd</sup> by Mr. Fields; All in favor
  - ❖ 2<sup>nd</sup> Order of Business, Financials:
    - July 2015, page 4 in packet
    - August 2015, page 5 in packet
    - September 2015, pages 6-9 in packet
    - 2016 Proposed Budget, page 10 in packet
      - Discussion of proposed budget
      - Agreement to increase annual assessment \$40 per member starting 2016, for a total annual assessment from \$360 to \$400 per member, per year
      - Need for additional meeting before end of year to allow notice to membership of increase. Meeting scheduled for Tuesday, Nov 10, 2016
    - Motion to accept July – September financials and table 2016 Budget until next Board meeting by Mr. Brown; 2<sup>nd</sup> by Mr. Haley; All in favor
  - ❖ 3<sup>rd</sup> Order of Business, Landscaping Bid:
    - Discussion of landscaping bids, pages 11-16 in packet
    - Decision to continue with Manuel
    - Motion to retain Manuel by Phillip, 2<sup>nd</sup> by Tony; All in favor
  - ❖ 4<sup>th</sup> Order of Business, Old Business
    - Review of delinquencies
    - Secure name of Association CPA

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- ❖ 5<sup>th</sup> Order of Business, New Business:
  - Discussion of checking with Manuel on mulching flowerbeds along entrance flowerbeds. Along entire wall and main flowerbed on Hwy 110, along wall and median flowerbeds on Rosebrook Blvd
  - Ask a quote from Manuel for planting seasonal colors at main entrance
  - Discuss the need for repairs along the greenbelt, such as bridges, trimming of hedges around bridges, and path.
    - ACTION: Prepare reserve budget for greenbelt repairs
  - Discussion of D&O Insurance
  - Discussion of basketball goals and need to produce a policy for the association
    - Some ideas proposed during discussion
      - Define requirements of permanent and temporary goals
      - Permanent goals to require ACC submission
      - Temporary goals to comply with new policy specifics
        - Must sit on property, not on curb or street
      - Discussion of considering the permanent construction of a basketball court on greenbelt property
    - ACTION: Tony to research other HOA's for basketball policies and bring to next meeting for review and discussion
  - All flood lights along wall on Hwy 100 are out (this does not include the two flood lights located be the entrance)
- ❖ 6<sup>th</sup> Order of Business, Review of ACC & Violation Logs
  - Violation log, pages 17-18 in packet
  - ACC log, page 19
- ❖ 7<sup>th</sup> Order of Business, Determine Future Meeting Date and Time:
  - Board will meet quarterly; however, due to the proposed changes in the 2016 budget, a follow-up Board meeting will be held to approve the assessment increase and new proposed budget on Tuesday, November 10, 2015 at 6pm.
- ❖ Meeting adjourned at 8:00pm