

Breezewood 2 HOA
Meeting of the Board of Directors
May 10, 2016 6:00 pm

Meeting called to order 6:02 pm.

Kristen Snead, Patrick Everett, Brian Massey, Sherry Broussard, Dusty Carter, Alex Kinney and Randall Jones present from the Board of Directors. Amanda Blomefield present from Russell Property Management.

Board reviewed the Balance and Profit and Loss Report. Board member questioned if deposit had been made into escrow.

Delinquents were reviewed and one account will be sent to the attorney. Sherry Broussard makes the motion, there was a second, no discussion, motion carries.

In reviewing violations, Board approves bench at 3308A Mulberry in general discussion. Discussion on 3302A planting flowers and putting down red mulch. Tenant/Landlord will be notified this work is going on and will be removed when the Board begins landscaping improvements.

Amanda will check status of work orders that are still open from 2015. All old work orders will be removed from the reports.

Pressure Washing bids were reviewed. There was a motion and a second for Tri City to pressure wash the buildings. The three-year contract will state the Board can opt out at any time they are not satisfied and pressure washing will be done upon demand. (Meaning to be scheduled immediately and completed the same time each year.

Landscaping options were presented from the Board with suggestions made from the Board meeting with Creech's Landscaping on the property. Creech's bid for mulch property wide was discussed and passed on at this time. Creech's bid for shrub removal, shrub replacement and piping for storm water drains at buildings 2597, 2599, 2593, 2595, 2591, 3300, 3302 for \$11,415.00 (with 15% discount for completion if done all at one time - \$9,702.75) , were reviewed and discussed. Alex Kinney moved to try and get the work done for \$9,000 even, and if this does not work for Creech's, move forward with paying \$9,702.75 and take remainder of un-budgeted amount from escrow. Randall Jones seconds the motion and Board agrees. The Board has intentions of completing the remaining buildings next budget year.

Replacing signs property wide was discussed. Amanda received information from Creech's that the Board may be interested in doing so. Board discussed waiting until possibly the 2017 year for more budgeted funds.

Damage Fee Assessments were reviewed and one at 3310 B/F was discussed. After review the Board determines the service call to unit B was made due to an old leak that had been fixed by unit F, and the Board will charge the person in unit B who originated the call.

Quarterly Newsletters will not be sent until the Board compiles a list of information they would like to inform the neighborhood about.

Amanda presented a request from Breezewood Townes for maintenance of the entrance sign. The Board was interested in the bid but will have Amanda pose questions to the Management company for more specifics. Sherry Broussard proposes to go with maintenance of the sign if it will be split in thirds (196.66), and if not, still move forward and pay the price for half the maintenance (295.00). Board discusses and would like to move forward with the cost as well.

Wood Rot was discussed by Rocky Russell. Due to an issue back in February with 3308D, Amanda sent a work order to vendor Greg Justice and had him spot check other units for the same type of wood rot. Results presented show that this is a property wide issue that needs to be addressed. Either A) Unit has no wood rot, but needs to install a board for preventative measures or B) Unit has wood rot present and repairs need to be made. Board agrees for Amanda to send letters to the entire membership to address these wood rot repairs. Rocky indicated repairs can be from around \$100 - \$600. Alex Kinney motions to notify homeowners by outlining the problem, explain they will be assessed and repairs will be made through our vendor. Brian Massey seconds, all approve.

Questions posed as to who is developing near Hyde Park. Darden Realty has it under contract. Amanda will investigate further for the Board.

Meeting Adjourned at 7:25 pm.

Breezewood 2 HOA
Meeting of the Board of Directors
August 15, 2016 6:00 pm

Meeting called to order 6:02 pm.

Kristen Savage, Brian Massey, Sherry Broussard and Alex Kinney present from the Board of Directors. Amanda Blomefield present from Russell Property Management.

Owner [redacted] addressed the Board of Directors regarding wood rot repairs (specifically rotten pickets on balcony) at his unit. Received first notice in December, was not provided an estimate and was billed from the vendor in June in the amount of \$350.00. Mr. [redacted] expressed concern that estimate was not given, vendor did not provide detailed bill and he or tenant was not present when work was completed. Amanda will follow up with vendor to submit more detailed invoice to the owner, in the future owners will receive letters stating a general estimate of what wood rot repairs will cost prior to repairs. [redacted] brought up concerns that the buildings have not been painted and believes this is the cause of wood rot. The Board will further investigate and gather bids if needed.

Hearing was held for noise complaint. No fine was assessed and the Board agreed in order to address future noise violations, a police report should be supplied to verify the complaint.

Landscaping proposal provided by Creech's Landscaping was reviewed and placed on hold. Emergency meeting scheduled for Wednesday, September 7, 2016 so Board can determine with all members present how to move forward. Discussion on using reserve funds to complete the whole project at one time using reserve funds. Amanda will obtain two bids for roof replacement to get a general idea for that cost versus what is currently in the reserve account before the Board decides how to move forward with landscaping plans.

Sherry brought forward concerns about an exterior drain pipe located at her unit that she previously emailed about. Rocky assessed around her building and only saw issues with one at her unit. Creech's has been sent a work order to determine the issues and the cost to clean out and allow the drain to flow properly. Will provide a cost to be shared with the Board before moving forward. The Board will decide if these need to be factored in to the landscaping money spent one Creech's provides the bid.

Other items on the agenda were tabled until a later meeting.

Meeting was adjourned at 7:46 pm.