

Breezewood II HOA
Board Meeting
February 5, 2018 6:00 pm
Russell Property Management Conference Room

Meeting Called to Order: 6:03 pm

Board members present: Patrick Everett, Randall Jones, Alex Kinney, Brian Massey, and Willie Pollard. Amanda Blomefield and Rocky Russell representing Russell Property Management.

The Board reviewed an Amendment to the Declaration, written by the attorney with the main goal of limiting how many units one entity can lease in Breezewood II. Suggestions were made by the Board for Rocky to follow up with the attorney to see if they are legal and can be added to the Amendment. Items include: Limiting the number of Board members per entity, finding a way to limit votes per entity, Can docu-sign be used for the Amendment? Once the Board has these answers, they will vote on presenting the proposed Amendment to the membership.

The 2018 Budget organized by Brian Massey was reviewed by the Board. The Board recognized an increase is needed in order to pay expenses, and a greater increase would be needed to accomplish projects in the community. Brian motions to go up \$20 in dues in order to cover the increase to hire US Lawns for landscaping. Willie Pollard amends to motion, go up \$20 in dues and keep Creech's landscaping. The Board discussed the current landscaping and Creech's remaining the vendor. No second to either motion.

Randall motioned to increase the dues \$20. Willie seconds the motion. Randall to created itemized list of needs/wants for the community and what increase will cover. Board votes on the motion, all members in favor. Motion carries.

Alex motions that contingent on the \$20 increase, US Lawns replaces Creech's as the landscaper. Brian seconds the motion. Board votes on the motion, all members in favor. Motion carries.

Minutes from the December 13th meeting were reviewed. Brian motions to approve. Willie seconds. Board votes on the motion, all members in favor.

Breezewood II HOA
Board Meeting
April 6, 2018 6:30 pm
Tara Condominiums Clubhouse

Meeting Called to Order: 6:30 pm

Board members present: Sherry Broussard, Dusty Carter, Randall Jones, Alex Kinney, Brian Massey, and Willie Pollard, Dan Price. Ashley Bleau and Patrick Everett were absent. Rocky Russell representing Russell Property Management.

The minutes from February 5, 2018 meeting were reviewed and approved by the Board.

Randall Jones communicated Patrick Everett was resigning from the Board. John Williams was nominated to fill his position and the Board members approved the nomination.

The following officers were elected for the upcoming fiscal year:

Brian Massey: President

Alex Kinney: Vice President

Dusty Carter: Secretary

Randall Jones: Treasurer

Amanda to contact the pressure washing vendor scheduled to complete work for 2018 and obtain a price to pressure wash all the sidewalks from the parking lot up to the entrance doors on the first floor.

Amanda to obtain estimate to install pine straw on all sides of every building.

The Board voted to approve the new RPM contract for three years. Brian Massey signed the contract.

Insurance discussion. Information prepared by RPM was presented. Board agreed the current policy and deductibles is the desired plan and there are no desires to increase the wind deductible to 1% per building.

Per Board request, Amanda to schedule a for property walk through with US Lawns.

Amanda to obtain a quote for seal coating and striping the parking lots, marking only handicap spaces. No numbers or lettering within spaces.

Dusty reported there is a loose shingle on his building. Amanda to assign to a vendor for repair.

Inspector to walk the property to note loose or missing soffit. Amanda to assign to a vendor for repair.

Meeting Adjourned.

Breezewood II

Date: 9/18/2018: 6:00 – 7:30 pm
Location – Russell Property Management

MEETING MINUTES

Meeting: Board of Directors

Meeting Leader: Brian Massey, President

Location: RPM Conference Room

Date/Time: 9/18/2018: 6:00 – 7:30 pm

Recorder/Secretary: Dusty Carter

Time Keeper: Brian Massey/Amanda Blomefield

Present: Dusty Carter, Randall Jones, Alex Kinney, Brian Massey, Ashley Bleau, Dan Price, John Williams, Willie Pollard and Amanda Blomefield representing Russell Property Management

Absent: Ashley Bleau

Agenda	Time	Discussion	Vote (Record individual yes and no votes if not Unanimous)	Next Steps/Responsible Party
1. Meeting called to Order		President Brian Massey		

Agenda	Time	Discussion	Vote (Record individual yes and no votes if not Unanimous)	Next Steps/Responsible Party
3. Review and Approve Minutes from April 6, 2018 Meeting	5 min	Presenter: Dusty Carter	Willies Pollard made motion to approve and Alex Kinney seconded the motion. All Approved	
4. Homeowners Comments	10 min	spoke to Board about Ins. And Deductible Wants to remind homeowners about proper H06 Ins.		

Agenda	Time	Discussion	Vote (Record individual yes and no votes if not Unanimous)	Next Steps/Responsible Party
5. Review Reports A. Financials B. Delinquents C. Works Orders & Violations D. Special Assessment Approvals	15	A. Willie Pollard motioned to Accept Financials Dan Price seconded and all approved D. Special Assessments , Willie Pollard motioned to approve Randall Jones seconded All approved		
6. Master Insurance Policy Discussion a. "Leak Policy"	15 min	Rocky will talk to Ins. Company about coverage Hold off and decide about deductible through email		
7. Termite Discussion	15 min	Brian would like inside termite inspection once a year and a Fine of \$100 if not done Alex Kinney moved to adopt policy Dan Price seconded All in favor Will be announced at Annual Meeting		

Agenda	Time	Discussion	Vote (Record individual yes and no votes if not Unanimous)	Next Steps/Responsible Party
8. New Budget Line for "projects" a. Landscaping b. Dumpster repair c. parking Lot seal Coating	10 min	Brian moves and Randall seconds a. Dan moves to start next Landscaping phase Willie Pollard seconds b. Dumpster repairs and purchase 2 new Dumpsters motioned by Willie Pollard and seconded by Alex Kinney c. Parking lot seal coating tabled until next year		
9. Amendments of By-Laws	10 min	Alex Kinney made motion to contact non-responders Randall Jones seconded		
10. Pressure Washing-Screen Damage (John Williams)		Brian made motion to fix Willie Pollard seconded all approved Except Alex Kinney who absatined		

Agenda	Time	Discussion	Vote (Record individual yes and no votes if not Unanimous)	Next Steps/Responsible Party
Meeting Adjourned		Meeting Adjourned time: Meeting Adjourned 8:07		