

# *BRITTANY FOREST HOME OWNERS' ASSOCIATION*

Annual Meeting  
Wednesday, February 3, 2021

## Agenda

Welcome

### New Homeowners

Derrick & Michele Ridley, Greg Heron & Meredith Miller, Phillip & Allison Zsiga, Blake & Gayle Eberhard, Jason & Megan Schoff, Jesse & Heidi Henderson, Alexandra Nikulina & Andrew Black, Jordan & Kelly Burr, AJ Lampe

### HOA Communications

Facebook – will include secure neighborhood directory soon

Nextdoor

Direct Email

### Pool (2020)

Purchase new gate lock with passcards

Trees trimmed

Furniture – Loungers and table and 4 chairs

### Pool (2021)

Repair of pool house walls and bathroom fixtures

### Budget

### Social Events

Pool Opening & Closing parties (no other events planned at this time)

Social committee

### Architectural Committee report

Seeing an increase in the number of requests. Please remember if you make any repairs or improvements to the outside of your home or lot, it must be first approved by the Architectural Committee. If you do not get approval prior to starting your project, the board can require you to stop any further improvement until it meets the HOA guidelines.

### Dues Increase

We do not see the need to increase dues this year but will look at it again at the end of 2021 to determine if an increase is justified. May not be increased more than 10% in any given year.

**Brittany Forest HOA Annual Meeting Minutes, February 3 & 18, 2021**

- Meeting called to order on Feb 3, 2021 by Eric Schroeder, President. Meeting was held via Zoom call with 47 participants on the call. It was noted that a quorum was not met to finalize voting for board members.
- Welcomed new members
- Discussion of HOA communications and the need to obtain email addresses to reduce HOA expense of mailing information to members.
- Discussion of pool issues that need to be addressed. Pool house is in need of repairs as well as bathrooms. New pool furniture was purchased last year.
- As of now the pool will open on time this year on Memorial Day weekend. There will not be a pool opening party if restrictions for gatherings are still in place.
- Financials were reviewed by Howard Rinne as well as the 2021 budget. (see below)
- Meeting we adjourned to be continued on Feb 18<sup>th</sup>.

Feb 18<sup>th</sup>, 2021 resumption of Annual Meeting for purpose of obtaining a quorum

- Counted ballots - ratified elections with 45 ballots returned
- Vote on officers - all Nominated and elected
  - Eric Schroeder - Nominated, re-elected, President
  - Ray Matz, Vice President
  - Howard Rinne, Treasurer
  - Gregory Austin, Secretary
- Discussion of considering storage Shed/Cabinets being allowed if installed against resident's house. Board is discussing how that might work and the limitations.
  - Discuss options - should we amend the architectural rules.
    - Should be attached to the house.
    - Has to be pre-approved by the Board
    - Will have size-restriction and up against the house.
    - Let the entire HOA vote on yes or no on sheds - with specifications and restrictions?
    - Requires preapproval before purchase and installation.
    - Eric will draft the document for voting on the shed.
      - He will distribute to the Board and double-check the bylaws to see if we can indeed put this to a full HOA vote.
- HOA dues sent out as per Howard.
- Mike to share an alternative HOA payment portal.

*Minutes were taken by Gregory Austin*