

**BRANDYCHASE RECREATION ASSOCIATION
BOARD MEETING MINUTES
MONDAY, JANUARY 11, 2021
VIRTUAL MEETING CONDUCTED ON ZOOM**

- I. ESTABLISH A QUORUM** Director Stevens called the meeting to order at 5:30. The following Board members were present for quorum:

Leslie Stevens, President	TBD, Member at Large
Effie Giordano, Vice President	TBD, Member at Large
Grant Aslin, Secretary/Treasurer	

II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements- Director Stevens announced two of the Board members have resigned.

Approval of minutes – On a motion duly made and seconded, it was unanimously resolved to approve the minutes from July 29, 2020.

Board members disclose any conflicts of interest regarding agenda items – There were no conflicts of interest among the Board members.

III. SPECIAL GUEST: None Scheduled

- IV. HOMEOWNER FORUM** – The Homeowner forum included the following comments. One homeowner inquired regarding the email distribution list. Management responded the list was a combination of emails supplied by prior management and the Board President. One homeowner asked whether the dues would be reduced since the pool was not open in 2020. The Board members responded that the pool contract required payment despite no services being rendered. The HOA expenses did not go down as a result of the pool not being open. One homeowner reported the tennis courts are not securely locked and the same is often true for the basketball court. Management reported they would look into this. One homeowner asked if a representative of Brandy Chase East might be appointed. The Board members were unsure as there appears to be little interest in the community as demonstrated by a community of 320 homes with 6 homeowners in attendance to the Board meeting.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings- None scheduled

Board members review correspondence from the community.

The board members fielded 9 pieces of homeowner correspondence regarding account balance disputes, and collection penalties. All requests were approved.

- VI. MANAGER'S REPORT-** Management supplied the board with a written report of items completed since the last meeting.

VII. FINANCIAL STATEMENT

October and November 2020 – On a motion duly made and seconded, it was unanimously resolved to approve the financial reports from October and November 2020.

VIII. ONGOING BUSINESS

Schedule Board Orientation – The Board members tentatively scheduled a Board Orientation for Wednesday February 24, 2021.

Board Meeting Schedule – The Board would like to meet every other month until they feel some amenity questions are solved or underway to resolution.

Tennis Court Survey – The Board discussed the distribution of a survey regarding the amenities. Someone suggested that some opinions are taken from door to door.

Bathroom Renovation – Director Stevens reported the bathrooms were remodeled in 2020. Director Aslin asked for some pictures. The Board discussed distribution of the pictures around the community.

Collection Attorney – On a motion duly made and seconded, it was unanimously resolved to approve Cornerstone Law for the HOA collection attorney.

Schedule Next Board Meeting Date and Time – After some discussion, the Board determined to meet again on Wednesday, March 24th.

Other –

Reduce the number of Board Members – On a motion duly made and seconded, it was unanimously resolved to reduce the number of Board member from 5 to 3.

IX. ITEMS TO RATIFY

Management Contract – On a motion duly made and seconded, it was unanimously resolved to ratify the Management contract with Metro Property Management.

Snow Removal- On a motion duly made and seconded, it was unanimously resolved to ratify the snow removal contact with Land Care Maintenance.

X. REPORTS

ARC Committee – The Board does not have any Architectural oversight so they would like to create a committee called the Common Component Committee to report on potential surveys of the community or on the condition of the amenities. Director Aslin will take a look at the amenities. Two residents in attendance volunteered to walk with him. This committee title will be added to the next agenda.

Social Committee – There was no report.

ADJOURNMENT – On a motion duly made and seconded, it was unanimously resolved to adjourn the meeting at 6:54pm to Executive Session

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Molly Ryan

Approved by an officer