

FORESTBROOKE COMMUNITY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY, February 25, 2016
Meeting Minutes

Scott Kennedy **CALLED** the meeting **TO ORDER** at 7:00 p.m.

A **QUORUM** was present with the following Board members present:

Scott Kennedy-President
Owen Kelley- Director
Don Bellerive-Director

Also present were:

William Gray, Manager for Sentry Management
Forestbrooke Homeowners

NOTICE of the meeting was posted at least 48 hours prior to the meeting.

Owen Kelley moved to **approve the minutes** of the September 24, 2015 Board meeting. Don Bellerive seconded the motion. The motion carried unanimously. William Gray is to send minutes to Steve Clinton for posting.

There was no **Treasurer's Report**. Mr. Gray noted that the Certificate of Deposit was reinvested into an 18 month flex CD.

William Gray presented his written **Manager's Report**. Mr. Gray explained the error in violation letters, and the need for sending a letter explaining the mistake and apologizing to the ownership.

Don Bellerive gave a report for the **Maintenance Committee**.

- Received a quote for wall repair.
- Received quotes for sod replacement.
- Received quotes to pressure wash walls and sidewalks.
- Asked that any broken sprinkler heads be reported to the manager or Mr. Bellerive.

A discussion ensued regarding the reserve funding of for projects. William Gray is to coordinate with Marion Farley to evaluate reserve funding options.

Owen Kelley gave the ARC Report. Mr. Kelley noted a large volume of application being approved, with a large range of additions or improvements made.

Old Business: Any unfinished business related to obtaining quotes for work orders was tabled for further collection of quotes.

New Business: There was no New Business.

An Open Forum was given to home owners. A discussion ensued on the speed bump petition. No alternative for the speed bump has been discovered by the exploratory committee. Mr. Kennedy informed the ownership present on the current status of the speed bumps, and that the speed bumps were placed by the Board to meet a safety need in the community. Discussion was had on private cameras, and how individual owners could help solve problem with stop signs being ignored.

ADJOURNMENT Scott Kennedy moved to adjourn. Don Bellerive seconded. The motion carried unanimously and the meeting adjourned at 8:07 p.m.

Prepared by:
William Gray
Community Association Manager

Approved: _____