

**FORESTBROOKE COMMUNITY OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY, April 28th, 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  
Marion Farley-Treasurer

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.

Don Bellerive moved to **approve the minutes** of the February 25th, 2016 Board meeting. Owen Kelley seconded the motion. The motion carried unanimously. William Gray is to send minutes to Steve Clinton for posting.

**Treasurer's Report** was given by Marion Farley.

William Gray presented his written **Manager's Report**. Mr. Gray also noted that one other unit had been closed since the writing of the report.

Don Bellerive gave a written report for the **Maintenance Committee**. See attached.

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

**Old Business:** A discussion was had regarding the quote comparison for the perimeter maintenance costs. Discussion continued focusing on what items are Reserve funded and what is funded through the Operating budget. A continuation of prioritizing repairs based on need or liability will be utilized when looking at repair costs. Scott Kennedy proposed that the Forestbrooke Homeowners should have a voice in the discussion of expenditures, especially relating to a proposed assessment increase. Scott Kennedy made a motion to form an exploratory committee to make recommendations for expenditures to the perimeter maintenance repairs. Owen Kelley seconded the motion. With no further discussion, the motion passes unanimously.

**New Business:** A discussion was had about the Grant available for Neighborhood Improvements. The required committee will be formed for submission of all appropriate paperwork. William Gray is to send a packet to the Board via email.

An **Open Forum** was given to home owners. A discussion ensued on the date of the Annual meeting. Discussing was also had on the when and how annuals are replaced, as well as why Forestbrooke has an extra gate. Discussion was also had on the need for a “wrong way” sign at the gate exits.

**ADJOURNMENT** Scott Kennedy moved to adjourn. Owen Kelley seconded. The motion carried unanimously and the meeting adjourned at 8:03 p.m.

Prepared by:  
William Gray  
Community Association Manager

Approved: \_\_\_\_\_