

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
Tuesday, July 6th, 2021
Teleconference
3:30 p.m.

Board Members Present:

Karen Perez
Brent Black

Caretaker Present:

Josef Lehner

Owners Present:

Joe Greco

Management Present:

Abel Vega

Karen Perez called the meeting to order at 3:36PM.

Caretaker Report

Josef Lehner stated the new laundry machines were installed and the coin deposit parts of the machines are being delivered. Waiting on mulch to be restocked at local stores, mulching project is almost completed. There are two punch list items remaining, an over spray on one unit's door and painting the upper windows. Karen Perez stated some solar lights were missing. Josef Lehner stated he will have the solar lights reinstalled.

VMC Report

Abel Vega stated the improvements made by Josef are noticeable. Karen stated the laundry and trash shed door codes should be updated. Josef Lehner stated he will change the doors codes for the laundry room and trash shed. Karen Perez stated that she has a discrepancy with the parking lot stripping. Abel Vega stated that Carlos worked with Matt to locate each of the parking space lines and asked that Karen Perez, Carlos Molina, and VMC staff meet onsite to inspect the discrepancy.

Old/New Business

Emergency Lighting

Karen Perez stated that there has not been an update from Mike Monaco. Asked VMC to provide a bid for emergency lighting. Abel Vega stated a bid for emergency lighting was previously provided to the Board and we are waiting on direction on how to move forward. Brent Black stated the Board will confirm with the fire marshal on if a follow up inspection is needed.

B-Building Roof

Karen Perez stated Horn Bros. provided a roof inspection report and bid for B-building roof replacement. Karen Perez asked VMC to acquire additional bids.

Sandstone Park

Karen Perez stated the Sandstone Park HOA is attempting to reformat their agreement with Brooktree. The Brooktree Board was served with a legal notice, and the Board is working with the association's insurance agent on whether making a claim is needed and if the insurance provider can help represent Brooktree.

Caretaker

Karen Perez stated that the Board has agreed to lease terms with Josef Lehner's significant other who will be also interviewing for a second caretaker position.

Next meeting will be August 3rd, 2021 at 3:30pm.

Karen Perez moved to adjourn the meeting. Brent Black second. All were in favor. Meeting adjourned at 4:13pm.