

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
Tuesday, September 17th, 2022
Teleconference
9:00 a.m.

Board Members Present:

Karen Perez
Todd Graden
Lisa Byther
Brent Black

Owners Present:

Tara Closky
Carlos Molina
Shelley Gill
Pam Gouger
Ellie Rice
Natalie Ford
Christopher Carpenter
Lucas Hall
Sorin Eremia
Len Loudis

Owners Present by Proxy

120D to Brent Black
211B to President

Others Present

Kimberly with Charlies T-shirts

Management Present:

Abel Vega

Karen Perez called the meeting to order at 9:07a.m.

Roll Call/Establish Quorum

Abel Vega took roll, and it was determined that a quorum was present with 16 total owners present in-person or by proxy.

Members not Eligible to Vote

Brent Black stated per the association governing documents, delinquent owners are not eligible to vote, and the current owners not eligible to vote are Lars Hutchinson, Linda Greif, and Scott Capan whom are all 90-days or more delinquent.

Limited Purpose of Meeting/Brief History

Karen Perez stated that per the association governing documents, a special meeting only allows one topic to be discussed that required a meeting. There was a special assessment in 2018 for the

mansard roofs. Once work started it was found that the mansard roofs were not structurally sound which required the scope of work to be expanded. All owners were charged \$18,000 for the 2018 special assessment and there are currently three owners remaining that are continuing to pay. There is not an option to require these owners to pay a lump sum. The project at this point is completed and has been reconciled. Several owners asked if they can pay any new assessment in a lump sum which is why this special meeting was called. A special assessment will also allow owners to pay on a payment plan as well as hold owners accountable when selling their unit. If the special assessment is not passed, dues will be increased to pay for this work. The association took a line of credit of \$650,000 and increased this to \$1,000,000. Obligation is \$10,000 a month and the association is currently only collecting \$6,000 per month. The construction loan was moved to a conventional loan at a lower interest rate of 5.25% for 10 years.

The Numbers

Brent Black stated a summary of the construction loan was included in the packet. The entire project cost was approximately \$35,000 per unit and about 40-years of deferred maintenance was addressed for this amount. Roof replacements are also ahead of schedule. Giving owners an option to pay in a lump sum and also offer a payment plan. The Board is required to hold a special meeting and record a formal vote of the owners.

Q/A

Sorin Eremia stated he disagrees with the special assessment because his unit's windows still leak. Ellie Rice also disagrees with the special assessment as some items have not been completed. Brent Black stated that on any building at any time, there are going to be ongoing maintenance issues and that this meeting is to address the financing for the work that was done, and he believes the cost was fair. Lucas Hall asked if a potential buyer of a unit is responsible for the special assessment. Karen Perez stated this would be addressed at closing. Shelley Gill asked about the payment totals and Brent Black help to clarify. Brent Black clarified the amount due by owners and the payments the association makes on the construction loan. Karen Perez spoke to remaining issues concerning the exterior. Some windows have had some issues, Horn Brothers Roofing had inspected and caulked some of these windows and will be doing more. Windows and doors are ultimately an owners responsibility and expense and at some point the construction project has to come to a close. The Board will work with owners on ongoing maintenance issues with an understanding that there is a limit.

Voting

Karen Perez – Yes (Two votes due to a proxy)

Todd Graden – Yes

Brent Black – Yes (Two votes due to a proxy)

Lisa Byther – Yes

Tara Closky – Yes

Carlos Molina – Yes

Shelley Gill – Yes

Pam Gouger – Yes

Ellie Rice – Yes

Christopher Carpenter – Yes

Lucas Hall – Yes

Len Loudis – Yes

Natalie Ford – No
Sorin Eremia – No
Pam Gouger – Left Call

Voting Forms

118D – Yes
119D – Yes
217D – Yes
213C – Yes
215C – Yes
301C – No

Voting Results

19 total Yes votes. 3 total No votes. The special assessment passed in favor 19 to 3.

Next meeting will be September 20th, 2022, at 4:00pm.

**Tara Closky moved to move adjourn the meeting. Brent Black second. All were in favor.
Meeting adjourned at 10:27pm.**