

WOOD BROOK HOMEOWNERS ASSOCIATION
GENERAL MEETING
TUESDAY, JANUARY 22, 2019

Board Attendees:

Lacey Warren, President
Vince Marino, Vice President
Carrie Siatunuu, Treasurer
K.I. Selinidis

BVP Management Attendees:

Terry Thigpin
Toni Myers
Becky Rice

The meeting was called to order at 6:09pm by President, Lacey Warren, at the office of Engel & Völkers, 206 N. Main St., Ste 101, Bryan, TX 77803.

The meeting began with an introduction of everyone present. It was determined that 10 owners were present at the meeting and combined with 7 proxies returned, we did not have a quorum.

The minutes of the 2018 General Meeting were provided to everyone in the General Meeting packet. Unit M1 made a motion to approve the minutes which was seconded by Unit B1. With no objection, the motion passed.

The meeting was turned over to BVPM Property Manager, Terry Thigpin. Terry touched on projects that were completed in 2018 which included new roofs, new fences, updated lighting, tree removal & trimming, and a financial audit. Terry then moved onto the 2018 Financial Report discussing cash flow, delinquencies and the 2019 budget. Carrie Siatunuu, Treasurer, highlighted a few key expenses from 2018 and the fact that our reserves are now lower than we would like. She stated that we would be working to improve those numbers and get them back to where they were. A Unit inquired about the added expense of Security Patrol and it was explained that due to the rise of vehicle burglaries in the surrounding areas, the Board felt it a good idea to implement this for the safety of Wood Brook. Terry asked the attendees if they thought the security patrol should have their vehicle flashing light on or off. Some owners thought on was a good idea so people knew patrol was taking place while others felt that the light should be off so it is not obvious when they are patrolling. The consensus was to maybe alternate the use of the flashing light. Terry discussed projected projects for 2019 which include additional lighting, sealing of the new fences, dumpster signs, power washing, fence numbers and building letters. Unit R5 reported his roof to be leaking near the chimney after the installation of the new roof. BVPM will have someone check on this right away. Owners brought up discussion on the parking passes and consensus was to not provide any for one year and see if that works favorably. The Board will review the suggestions when it is time for parking pass renewal. Question was raised on the pool resurfacing and due to the large amount of expenditures last year and still remaining for this year, this project will be completed in 2020. A few owners made suggestions for drought resistant landscaping as well as adding a tree in the front where one had to be removed, these will be discussed

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with the new landscaping company. An owner asked about the lot next door on zoning and cost. Carrie Siatunuu will look into it and advise the owners. K.I. Selinidis added that owners need to remember that satellite dishes are not allowed to be attached to the siding, brick or fences. He also discussed the updates to the By-Laws, and he encouraged all owners to approve them and encourage their neighbors/other owners to do the same. In order to update the By-Laws to the current laws and regulations, we need 67% majority vote which is 65 units.

With no further discussion, Unit M1 made a motion to adjourn the meeting seconded by Unit B1. With no objections, the meeting was adjourned by President, Lacey Warren, at 7:16pm.