

Brookstone Homeowners Association
Minutes of the Board of Directors – November 28, 2007

Call to Order:

Meeting Location : 214 Forest Brook Dr. Meeting was called to order by acting president Margaret Klemmer at 7:06pm.

Establish Quorum(Attendees):

Margaret Klemmer – Vice President
Scott Rockafellow – Treasurer
Krishna Kanakasapathi – Secretary
Tami Barone – Board member and Pool issues
Lena Deptolla – PPM Property Manager

Approval of Minutes:

- Scott Motions to approve the Oct 8, 2007 meeting minutes prepared by Krishna. Tami to Second. Minutes approved by Board.
- Scott Motions to approve the Oct 17, 2007 meeting minutes prepared by Krishna. Tami to Second. Minutes approved by Board.

Financial Report:

- 7:15pm - Lena went over the summary of the HOA financials.

Managers report:

- Lena reported about the status of the pool renovation(hyrdoblasting and painting) work in progress. Completion of work is expected to be on target.

Old business & New business:

- The board discussed about the letter from a homeowner regarding planting more flower plants at the Jenks Carpenter entrance to the community. The consensus was to leave the lanscaping unaltered.
- The board decided to defer a decision on the installation of a second lamp post at the pool from progress Energy. The installation costs are high due to the additional excavation required.
- The reimbursement for the vandalism related damages caused by the kids early in 2007 is still pending. PPM is in touch with the parents.

- The board discussed about the paint color used on the exterior of a home on Lewey Stone ct. The Board to defer any action at this time in consideration of the homeowners personal issues. The color that was approved by the ARC turned out to be not what was expected. Neighbors have complained that the home stands out from the rest.

- The board discussed about the request by the homeowners of a home on Joseph pond to waive the fines. The request was denied due to the fact that the issue is chronic and the board waived the fine last year.
- The board decided to call the homeowners of a home on Seymour Creek for a pre-fine hearing at 10:30am on December 15, 2007 at the pool shelter. The issue pertains to their failure to install the approved parking pad and continuing to park the car on the lawn.
- 7:31pm – The board considered the nominations for the vacant board position. After discussions, Scott Motions to accept Tina Steed to the board position, Tami to Second. Approved unanimous.
- The board decided to install 2 security cameras at the pool venue as a deterrent and cost effective measure to prevent vandalism. Scott motions, Tami Second . Approved unanimous.
- The board unanimously agreed to publish the meeting minutes on the website and will do so within 2 weeks of approval of the minutes. It was decided that the minutes will not display the names/address of property owners who are either fined or are in violation.
- Board to purchase a popcorn vending machine for the pool area and will charge it against the social budget - Scott to motion, Tami to second, Approved unanimous.
- Tree cutting request hearing - The Board will meet at a homeowner at their home at 7pm on Dec 4th to hear on his appeal for permission to remove four hardwood trees in his front yard.
- Board to not institute a nomination committee for the next annual meeting since there are already four nominees for any vacant position.
- The Board discussed about securing the wireless access point at the pool. The board decided to leave it running unsecured.
- Board to distribute the new rule adoption by ARC pertaining to antenna installation. Scott to prepare the memo to hand over to Cathy for distribution.
- Margaret asked Krishna about his intent and plans for his antenna. Krishna mentioned that he is a responsible board member and plans for nothing illegal.

Committee reports:

- Architecture Review Committee report : Chairman Absent. A summary of the report was mailed to the board members by PPM prior to the meeting.

Public forum:

- No homeowners were present for any open discussions.

Adjournment:

meeting adjourned at 8:19pm