Jan. 31, 2011

Monday, January 31, 2011

4:17 PM



BOARD OF DIRECTORS MEETING

Jan 31, 2011

6:45pm – 10:00pm

I.        **Call To Order**- JS 6:46pm

II.        **Recognition of guests** – Registered Comments

a)        6:45 – 6:50        Meeting Decorum         John Szczesniak covering ground rules. Sally has a comment card. Individual account issue can go to executive session or off line. Roberts rules of order in place. Do not get off subject and go on questions. Every one agreed on this set up. It may be more or less allotted minutes.

b)        6:50 – 7:10        Resident Comments/Concerns -Could add minutes if the board desired. Resident Mrs. Marsha had a question, will they The City of Woodstock Police look at watching our neighborhood during construction?. Suggestion was to also use Nation of Neighbors web site service and this info would to go out during Brookshire Directory Distribution with a web site and link. Will Woodstock Police help us with more security? Basically they are and Yes they will , when asked. Our neighborhood could be found more accessible to outsiders so that raises concerns. Entering autos was number one crime in our neighborhood according to statistics from Woodstock City Police.

c)        7:10 – 7:15        Resource sharing regarding concerns, task assignment        Group problem we will delegate if we can solve it we have tried to address the problems.

III.        **Establish Quorum**- Moving off the agenda for future meetings. Moving to consent agenda, any standing orders as established method of operation.

IV.        **Approval of Minutes**

a)        Discuss December 6th Meeting Minutes -See attachment

b)        Discussion        Conference Call Minutes -none taken

V.        **Open/ Public Participation**

7:15- 7:45

a)        Woodstock Police Department –Ofc. Ron Sinfelt email address rsinfelt@woodstockga.gov phone and contact phone number # 770-592-6030 ext. 1171 Crime statistics for Brookshire in past year was #1 was entering autos, this reports as a felony. It was a big burst of break ins in short streak late at night. Often around school times when they are out of school. Unlocked cars are too easy to get into. Big rash of car burgalarys in Deer Run, recently but they were caught. Be alert around Feb. Break and Spring Break. Keep garage doors closed, don’t leave them open all night. Check out woodstockga.gov under police citizen academy Go to web site and they will offer class.

Woodstockga.gov

b)        Social Committee Update - Jill Hunter Comm. Chair-Sean Kaufman will be the connection for HOA Board and Social Comm. Budget is $8000 this year. Pool opening break in the Pergola, we(HOA) will order new pool furniture. Summer season. Memorial Day weekend is pool opening time(projected). We have supplied BYOB or we should a back to school bash at pool, dive in movie, and adult function around pool. Wine Tasting was too expensive and was not well attended. Social Comm. will report back with plans and calendar dates.

c)        Announcements and Communication-

VI.        **Unfinished business**

a)        Directory-update distribution- Kevin will have local Boy Scouts deliver Directory and Survey sheet to homeowners door knobs around Feb. 12th.Weather permitting. Sean will include flyer with-1. Brookshire survey, 2.Nation of Neighbors and our 3.Brookshire web site. 4.Woodstockga.gov 5.Town Hall/ Construction mtg Feb 21. Sean will create and then send to us for approval.

b)        Tennis Court/Basketball resurface- We have quotes Southeastern $8400 and Signature with Mike Imbriano (did the back courts blue and green) four courts $8400, Southeastern tennis company bid for basketball court was $1500/$2400 Signature. Mike wins bid, Sally will start process with his company, Keith will be the contact person on behalf of HOA if they need a point of contact. He will stay in touch with Cameron and court construction company about scheduling. Should schedule first week of March. Pay out of operating funds and recreation will pay basketball court.

c)        Letterhead- Template from Sean standing document will have our contact information.

d)        Interchange / Downtown Development Update – Communication The downtown project is almost complete.

City Mtg. -Police noted that not uncommon that people were casing joints and they need a list of all our foreclosures. About 6 vacant /foreclosed properties. Phase I construction will be Rope Mill Road. Phase 2 Sound Barrier, along our buffer all they way up to Sixes Road. Wall type sound barrier. City will establish a web page construction site on woodstockgov web site. Send interchange info. The bridge will go down to one lane on bridge with flag traffic as signals to proceed. Expect Massive delays in Phase 3 Bridge Construction. All delays will be around school calendar and main traffic time. Full base paving will be done in the subdivision by City of Woodstock, reclamation process is low impact, the paving will stop at first stop sign. We will be down to one lane entrance/exit while this goes on with signal flaggers. The City gave us a D grade on entrance and outside of neighborhood. It is being addressed. Dirt road conditions will be an impact all summer long. Set a Feb 21st date for a Town Hall Construction Meeting for Brookshire Homeowners to attend, the construction company, the Mayor and Public works will attend. We need to promote this. We need Signage, publicity to promote this meeting and future HOA meetings. Approved four signs for Town Hall Mtg and HOA Board Mtgs. The water bills are very high and 7 out 8 were running toilets. Hunting in our areas, large caliber weapons being used. We will keep an eye on. Stop signs and speeding are under control. We are taking common space and add some Trails. This is a connectional idea. We will talk about with Corps of Engineers.

Construction on I -575 will begin very soon and it will be hectic. It will be a lot of dirt shuttling. Question, will we be able to get in and out of neighborhood. Answer, yes, it just may take a little while. Be on the look out for Increased parked cars in area. We do not want construction vehicles damaging landscape or parking extended time in our parking lots with out our prior approval. CW Matthews is main contractor. EPA, Survey crews, Bridge engineers, Architects, will be in our area. The Brookshire paving is separate from bridgework. The large orange DOT signs are for bridge work that are inside our neighborhood. We should see construction crews working in our areas. The bridge project is going to be around 16 month to 2 years construction project.

We are supplying a HOA survey with the directory and add Nation of Neighbors link and check out our web site link from our site. See also the City of Woodstock Site for construction site I-575 Interchange.

e)        Landscaping/Irrigation Update -Flowers eaten from deer because of snow. He will adjust sprinklers. Around basketball court irrigation to be repaired. Landscaping around courts needs attention.

VII.        **Executive Session seconded at 8:26**