

BRENTWOOD HILLS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Regular Meeting Minutes

February 10, 2026

1. **Call to Order & Roll Call:** The meeting was called to order by Olin Barnett, President at 7:09 PM.
 - Roll Call of Directors/Verification of Quorum: Olin Barnett (President), Larry Lewis (Vice President), Sala Garbaj (Treasurer), Adam Bouters (Secretary), and Glen Greenly were present. A quorum was established. Mcneil Management was present.
2. **Proof of Notice**
 - Verification of Timely Notice of Meeting: Timely posting of meeting notice and agenda were confirmed by placing it on the HOA website. And at the conspicuous location at the community center in accordance with HOA Bylaws.
3. **Reading of Minutes**
 - Barnett motion to forgo reading of minutes and approve Minutes of Regular meeting on 12/29/25, 1/13/26, and 1/22/26.
 - i. Motion by Barnett second By Greenly
 - ii. In favor - Barnett, Lewis, Garbaj, Bouters, Greenly.
4. **Directors reports:**
 - **President Report:**
 - We are working on a couple big projects including the pool. Which will require closing the pool area for some time.
 - **Vice - President Report:**
 - Nothing
 - **Treasurer Report:**
 - Nothing
 - **Secretary Report:**
 - Nothing
 - **McNeil Management:**
 - Nothing

5. Committee Reports:

- **Social Committee**: - Nothing
- **ACC Committee** - Nothing
- **Community Property Committee** - Nothing

6. Unfinished Business:

None

7. New Business:

- A. DISCUSS AND APPROVE AMENDMENT TO THE ROOFING AND MATERIALS SECTION OF THE RULES OF ARCHITECTURAL STANDARDS AND GUIDELINES

On Motion: To approve roofing and materials guideline amendment.

Motion made by Barnett, second by Greenly

- i. Discussion among Directors and Members

Motion Approved by - Barnett

Motion Opposed - Lewis, Garbaj, Bouters, Greenly

- B. DISCUSS AND APPROVE AMENDED PAINT COLOR BOOK FROM SHERWIN WILLIAMS WITH AMENDED INSTRUCTIONS AND NEW ROOFING SHINGLE AND TILE LISTS

Tabled - Waiting for ACC Committee approval

- C. DISCUSS POOL RESURFACING PROPOSALS AND CONTRACTS

A decision will need to be made within a week or two on which company will complete the pool repair job.

D. DISCUSS JANITORIAL SERVICE.

Janitorial Services will end in March - for the duration of the pool repairs. It will resume after the pool repairs have been completed.

8. **Adjournment:**

On Motion: To adjourn by Bouters.

Motion made by Bouters, second by Garbaj.

Motion Approved by - Barnett, Lewis, Garbaj, Bouters, Greenly

****Meeting Adjourned at 8:08 PM**