



Bramlett Shoals

TO: BRAMLETT SHOALS HOMEOWNERS
FROM: HOA BOARD OF DIRECTORS
RE: MINUTES FROM DEC. 7, 2025 HOA MEETING

Overview/Attendance:

This document provides an overview of the HOA meeting on December 7, 2025. Action items discussed at the meeting are listed at the end of this document. There were 10 people that attended the meeting including the following:

Kate Andrus	Arissa Freeman	Mr. & Mrs. Castaredo
Justin Vining	Danielle Harris	DeShaun Harris
Noelia Chaparro	David Rotter	Stephanie Sims

Opening:

- David started by introducing himself and asking everyone to introduce themselves.
- David explained the purpose of the meeting was to nominate the 2026 Board of Directors. Board members reintroduced themselves and what roles they filled.

Financials:

- We're ending the year in the best financial situation we've been in in a while. We've been able to consistently seek out backowed dues and are currently going into the new year with a positive account balance as opposed to previous years.

Nominations/Elections:

- Each member of the 2025 Board of Directors was open to continuing in the same position, but David opened the floor for any new nominations for any position. With no new nominations, David asked if a non-board member could make a motion for the current board to stay in their positions for 2026.
- DeShaun Harris made such a motion. Kate Andrus seconded the motion. All in attendance voted in favor.
- The 2026 Board of Directors remain:
 - **President** - David Rotter
 - **Vice President** - Stephanie Sims
 - **Treasurer** - Danielle Harris
 - **Secretary** - Noelia Chaparro
 - **Member at Large** - Justin Vining

2025 Review

- David says 2025 was the best year for the board since he's been involved, but that someone should begin to think about taking over as president in the future as he's not sure how much longer he and his wife will remain in the neighborhood.

- We're also still looking into how to increase participation in HOA meetings and events, and continuing to tidy up homes. A homeowner currently selling their home complained to the HOA that they were recently told by a potential buyer that they didn't like the look of the neighborhood/cleanliness of homes/yards.
- We've gained more rental homes in the neighborhood and may need to discuss revising the covenants to put a cap on the amount allowed. Our covenants also emphasize *single* family homes, so multiple family rentals would not be allowed and homeowners of these rental properties should be notified of this.
- We set up a Square account so we can now accept electronic payments with instant receipt for anyone looking for a faster, easier way to pay dues each year.

2026 Goals

- Pool needs to either (1) have little repairs done as needed for a smaller cost spread out over a long period or (2) be completely redone for \$30,000 all at once. The Board decided we would handle small repairs as they come while also slowly building up an emergency amount that can grow until we reach the amount needed to redo the pool. We felt this was more manageable for everyone financially.
- We also need to fix power connectivity issues at the tennis court and entrances, and upgrade the security system in order to be accessed remotely, and add cameras.

Misc

- Kate brought up the broken fence at the Marta Crane entrance. David had attempted to repair it but the post was rotten. Stephanie believes she may have a matching post, otherwise the Board will have to replace all four posts to match.
- Arissa asked what the biggest challenge from the past year was for the Board. We said collecting dues consistently from all homes who owed. We had repairs, ongoing landscaping contracts, utilities, etc. to handle that needed those funds to be available in order for the Board to get anything else done.
- Arissa asked if anyone had any questions or comments for the Board, how would they reach out OTHER than the email address? Anyone can post in the Facebook group (even anonymously), submit a comment on the website, or contact anyone on the Board.
- We will set a meeting in JAN/FEB to review the 2025 expenses and the proposed budget for 2026. Date and meeting info will be posted on the website, Facebook, and on signs at the front entrances of the neighborhood.

Action Item	Person Assigned
Review amendments regarding rental homes	Stephanie Sims
Replace broken fence post at entrance	David Rotter & Stephanie Sims
Set meeting date/time/location for JAN/FEB	Everyone