

Committee Purpose:

The purpose of the Grounds/ Landscaping Committee will be to assist the Board of Directors of the Brenford Station II Homeowners Association in overseeing the maintenance and upkeep of the physical landscape of the Brenford Station II community. Specifically, this committee assists the board in improving and maintaining the external design, appearance, use of the common areas and monitor the storm water maintenance within the community's boundaries. And to monitor the maintenance and upkeep of the contracted landscaper.

Committee Responsibilities:

- Committee members must be in good standing and not in violation of current bylaws/ CCRs.
- Committee members must be in good standing with regard to paying HOA fees/ assessments.
- Attend committee meetings regularly and be on time.
- Inspect and evaluate the condition of the common areas and physical improvements of areas maintained by the contracted landscaper.
- Make necessary recommendations to the Board of Directors.
- Be able to walk the community to get first-hand information and make observations as needed.
- Obtain landscaping bids from prospective contractors to make comparisons of services provided that are cost effective for the community.
- The committee shall provide its recommendations no later than August 31st of each year, in writing, to the Board of Directors for facility and grounds improvements to provide ample time for budget review.
- Review best practices that impact the property value of the homeowners.
- To be able and available to carry out the purpose of the committee as stated above.

Committee Organization:

Membership and Leadership

- Committee shall be comprised of at least three (3) but no more than five (5) members of the Brenford Station II Maintenance Corporation (homeowners) appointed by the HOA Board and may consist of one (1) or more of the members of the Executive Board.
- The HOA board president shall act as member "ex-officio" and serve as a liaison to the committee.
- The committee chair shall be appointed by the HOA board.
- A majority of committee members shall constitute a quorum, and the carrying vote of a majority of the whole committee shall be necessary in every case.