

Minutes of the September 13, 2016, Board Meeting of the
Brookeville Farms Homeowners Association
O'Loughlin Residence

Board Members Present: Russ Craig, Chris Milke, John O'Loughlin, David Sager, Randy Sands, Bret Stine, Chrysa Thear, Mark Wesolowski

Board Members Absent: Jim Hanson

Homeowners Present: Pat Smith, Gwen and Don Crane

Call To Order: The meeting was called to order at 7:08 pm with seven (7) Directors present.

Secretary's Report: The Minutes from the July 7, 2016 Board meeting were reviewed and accepted.

Treasurer's Report:

- Russ Craig will find an accounting firm to audit the HOA's finances.
- County fees have increased from \$192/year to \$320/year.
- Dues were collected from the Bank for the property at 2716 Lubar Drive.

Committee Reports:

- Architectural:
 - Board discussed how to handle neighbors installing solar panels and if it was necessary for the Architectural Committee to review the placement of the panels.
 - Two solar panel projects were approved.
- Landscaping:
 - Estes trimmed all of the street trees in the neighborhood improving access to the sidewalks and site-lines to the street.
 - Board will request additional bids for removing the fence at East entrance of Brookeville Farms.
 - Improvements to the West entrance monument were discussed. Possible remedies include trimming trees now blocking the view of the monument, incorporating additional plants to existing beds and fixing the erosion problems around the monument. Board will request bids for these improvements.
 - Homeowner on the Bordly Court cul-de-sac has complained that the East entrance monument landscaping adjoining their property is not esthetically pleasing. Board will investigate and discuss possibly remedies with Estes.
- Communication:
 - Welcome packets sent to:
 - Morgan and Stephen Jerrick – 20405 Powell Farm PL

- Kim and Stephen Farner – 20509 Riggs Hill Way

Old Business:

- Board has contacted Waste Management about the damage to the landscaping on Lubar Court cul-de-sac caused by their trash trucks. Waste Management will educate their drivers to avoid driving off the road around the cul-de-sacs.
- Board facilitated a discussion between Chrysa Thear and her neighbors to remedy concerns over the impact of the Winter Wonderland display on the neighbors living on Lubar Way. The Board agreed to allow homeowners to post no parking signs on their property during the Holiday Season. The Board agreed to allow the neighbors to post a sign at the intersection of Bordly Drive and Lubar Way that indicates that the Winter Wonderland is not open to the public. Sign must be approved by the Board before it can be installed.
- The County has completed a speed calming study for Brookeville Farms and has determined that motorists are not obeying the posted speeds and therefore, speed calming remedies are needed. The county has suggested that additional pavement markings and signage be added to Bordly Drive. The Board will continue to investigate the possibility of additional measures such as speed humps along Bordly Drive to reduce motorist speeds.
- The Board has requested that speed camera(s) be placed on Bordly Drive as a speed calming measure.
- Repair of sidewalk along Bordly Drive completed.

New Business: None

Adjourn: The meeting was adjourned at approximately 8:37 pm.

The next meeting of the Board is scheduled for 7:00pm, Thursday, November 17, 2016 at the Thear's residence.