

Minutes of the January 13, 2010 Board Meeting
Brookeville Farms Homeowners Association
Sager Residence

Board Members Present: John O'Loughlin (by telephone), David Sager, Peter Schmidt, Debbie Stine, and Mark Wesolowski

Board Members Absent: Lisa Barksdale, Russ Craig, Ed Herron, and Randy Sands

Homeowners Present: None

Call To Order: Meeting was called to order at 7:10 pm with five (5) Directors present.

Secretary's Report: The minutes from the November 18, 2009 Board meeting were distributed and approved as presented.

Treasurer's Report:

- The financial statement for 2009 was distributed and reviewed. Income exceeded expenses.
- The 2010 budget was distributed and reviewed.
- The Jorgensen house was sold. \$141.75 toward 2009 HOA dues was collected at settlement. The remaining dues owed by the Jorgensen's will be written off.

Committee Reports:

- Architectural Report: No activity
- Landscaping:
 - Snowplows damaged some sod on common areas. Mark Wesolowski will report this to Montgomery County. They will be requested to make repairs in the spring.
- Communication:
 - A January newsletter is being prepared. It will be distributed via e-mail.

Old Business:

- There is a new HOA web site, www.bfmdhoa.org.
- In response to our request for a speed calming study for Bordly Drive, the County responded with the following points:
 - Double yellow centerlines will be installed on the portion of Bordly Drive that has no pavement marking. Stop lines will be installed at the intersection of Bordly Drive and Brighton Dam Road. Additional speed limit signs will be installed. Winding road signs will be installed, one in each direction of Bordly Drive approaching the curves. We are also

requesting Montgomery County Police Department for selective enforcement of the speed limit on the roadway. The recommendations will be installed as soon as weather and scheduling permits.

- As the average lot size of properties adjacent to the roadway on Bordly Drive is greater than two acres, the roadway does not qualify for the installation of speed humps.
- Our analysis indicated that the geometry of the intersection of Bordly Drive and Lubar Way is not suitable for the construction of a traffic circle.
- A request will be made for deployment of a portable self-operating radar and speed display unit on Bordly Drive to promote speed awareness.

New Business:

- The agenda for the 2010 annual meeting was reviewed.
- Notice of the annual meeting will be mailed.
- There was discussion regarding filling positions on the Board. It was suggested that a special notice might be needed. It would indicate that without further participation, it might be required to hire a management firm or pay directors on the Board. In either case, HOA dues might need to be increased.
- Peter Schmidt will look into acquisition of signs for both community entrances that say “Please visit us at www.bfmdhoa.org”.
- The 2010 meeting schedule is:
 - Thursday, February 25 – Annual meeting – Buffington/ReMax Building
 - Thursday, April 22 – Russ Craig
 - Thursday, June 17 – Debbie Stine
 - Thursday, September 23 – Lisa Barksdale
 - Wednesday, November 17 – Mark Wesolowski

Adjourn: The meeting was adjourned at approximately 8:15pm.