

Minutes of the January 22, 2008
Board Meeting
Brookeville Farms Homeowner's Association

Board Members Present: David Sager, John O'Loughlin, Lisa Barksdale, Debbie Stine, Ed Herron, Mark Wesolowski, Marianne Sands (for Randy Sands)

Board Members Absent: Peter Schmidt, Russ Craig, and Randy Sands

Homeowners Present: None

The Board Meeting scheduled for Wednesday January 17, 2008 at the Longwood Recreation Center was cancelled due to inclement weather.

Call to Order: The Meeting was called to order at 7:10 in the home of David Sager. Six (6) Board Members were present.

Secretary's Report: The Minutes from the November 7, 2008 Board Meeting were distributed by David Sager. The minutes were approved as presented.

Treasurer's Report: All outstanding invoices have been paid. Russ will develop a 2008 Budget for the Annual Meeting. The new Board will approve this Budget. A Statement of Financial Position (Unaudited 12/31/2007), A Statement of Cash Flow (January 2007-December 2008), Operating Budget and Financial Statement, and a Supporting Details for 2008 Budget sheet were distributed by David Sager and reviewed by the Board.

Committee Reports:

- Architectural Report: Debbie Stine reported that the Committee approved plans to convert a deck to a sunroom.
- Landscaping: Mark Wesolowski reported that the rotted oak tree at the west entrance was cut down and hauled away.
- Communication: Letters announcing the Annual Meeting were sent out by Randy Sands. David will work on a Newsletter.

Old Business:

- A contract has been obtained to have the fence at the east entrance painted in the spring.
- John O'Loughlin distributed pictures of a small number of the trees at the east entrance that are stressed due to improper planting and mulching. Landscaping contractors will be instructed to remove any dead trees and not to place mulch up the base of the maples.
- Jones Tree and Home Services has submitted an estimate of \$1,400 to trim the white oak at the west entrance and \$150 to \$250 for fertilization.
- David will contact the County in the spring regarding the repair of the sidewalk.

New Business:

- An Agenda for the Annual Meeting was reviewed. The term of three (3) existing Board Members, David Sager, Debbie Stine, and Mark Wesolowski have expired. David and Mark agreed to a second term. Debbie will continue if no one else would like her position.
- Debbie reserved the Longwood Recreation Center for the Board Meetings in 2008.
- The Board approved awarding the landscaping contract to Estes Landscaping. The contract will be for three years. Their fee for 2008 will be \$19,800.
- There was an attempted break in into a neighbor's shed.
- Ed Herron made a recommendation to the Board to establish a formal procedure for Homeowner's to submit a formal complaint to the HOA Board. David explained that the HOA Board does not have a complaint committee and that it does not get involved in neighbor disputes. Landscaping or construction complaints may be submitted to the Architectural Review Committee. Complaints may be submitted in any form. There is no time frame for the review.

Adjourn: The meeting was adjourned at 8:02 pm. The next meeting will be the Annual Meeting on February 6, 2008 at the Longwood Recreation Center.