

Minutes of the January 5, 2017, Board Meeting of the
Brookeville Farms Homeowners Association
Sager's Residence

Board Members Present: Russ Craig, Chris Milke, David Sager, Chrysa Thear

Board Members Absent: Jim Hanson, John O'Loughlin, Randy Sands, Bret Stine, Mark Wesolowski

Homeowners Present: None

Call To Order: The meeting was called to order at 7:10 pm with four (4) Directors present.

Secretary's Report: The Minutes from the November 17, 2016 Board meeting were reviewed and accepted.

Treasurer's Report:

- Currently there is approximately \$4,000 surplus for the year and all but one homeowner is up to date on their HOA fees.
- Russ Craig contacted Geoffrey Brundage, a CPA in Olney who specializes in HOA audits. He bid \$1,200 to do a 2016 calendar year audit of the HOA books. The Board voted to engage Mr. Brundage.

Committee Reports:

- Architectural:
 - No report
- Landscaping:
 - Estes will be planting a single cherry tree in the circle of Powell Farm Place in the spring.
 - The fence at the East entrance was removed.
 - Working with Estes for another 3 year contract, there will be a minor increase.
 - Board will request designs and bids for landscaping improvements to the west entrance of the community. Near term 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.
- Communication:
 - December newsletter distributed

Old Business:

- Speed calming plan –additional pavement marking and signs to be done in the Spring.

- Speed calming – Have requested speed camera(s) from Police Dept.

New Business:

- Agenda for annual meeting – Feb 16, 2017
 - Send out notice of annual meeting
 - Minutes from last annual meeting – Feb 18, 2016
- Nominations for open Board seats – David Sager, Bret Stine, Mark Wesolowski
- 2017 meeting schedule:
 - Thursday, February 16 – Annual meeting – RE/MAX
 - Thursday, April 13 – O’Loughlin residence
 - Tuesday, June 13 – Sands residence
 - Thursday, September 14 – Thear residence
 - Tuesday, November 14 – Milke residence

Adjourn: The meeting was adjourned at approximately 7:28 pm.

The next meeting of the Board is scheduled for 7:00pm, Thursday, February 16, 2017 at the Re/Max Community Room.