

Minutes of the January 7, 2021
Board Meeting of the
Brookeville Farms Homeowners Association

Board Members Present: Phil Craig, Chris Milke, David Sager, Randy Sands, Bret Stine, Chrysa Thear, Mark Wesolowski

Board Members Absent: Shane Hickey, John O'Loughlin

Homeowners Present: None

Call to Order: The meeting was called to order at 7:05 p.m. with seven Directors present.

Secretary's Report: The Minutes from the November 12, 2020 Board Meeting were reviewed and accepted.

Treasurer's Report:

- End-of-year review of last year's budget indicated that anticipated and actual costs differences were fair and reasonable and the HOA ended the year with zero unpaid homeowners bills and with a positive cash balance as of 1/2021.
- Proposed budget for 2021 was presented and discussed. Very few financial changes in income or expenses are anticipated this year. The 2021 budget will be presented to the homeowners at the annual HOA meeting to be held in February.

Committee Reports:

- Architectural
 - None
- Landscaping
 - Board discussed quotes for replacing trees and shrubs lost on Lot #1. Estes provided quotes for filling in the lost trees and shrubs with Cryptomeria and Hemlocks at an approximate cost of \$600 for each Cryptomeria conifer and \$650 for each Hemlock. The board decided to plant 3 Hemlocks this year and decide on additional plantings if needed in the future.
 - Board discussed quotes for improving the landscaping around the west entrance monument. Estes has provided a few ideas on additional plantings to filling sparse areas. The Board will consider these improvements at a later date.

Communication:

- November newsletter was published

Old Business

- Elm Street Development is still in the process of transferring ownership of 3 open spaces to the HOA. Once this transaction is completed the application for the pet waste stations will be considered by the County.

New Business

- Annual Meeting will be held virtually.
- Voting of new Board members will be done via emails to the HOA secretary during the Annual Meeting.
- Proposed meeting schedule for 2021 (anticipated to be virtual (Zoom)).
 - Tuesday, February 2 – Annual meeting
 - Thursday, April 8
 - Tuesday, June 8
 - Thursday, September 9

○ Thursday, November 4

The meeting was adjourned at 7:57 p.m.