

Minutes of the November 17, 2010 Board Meeting
Brookeville Farms Homeowners Association
Wesolowski Residence

Board Members Present: Chuck Leffler, John O'Loughlin, David Sager, Randy Sands, Peter Schmidt, Debbie Stine, Mark Wesolowski.

Board Members Absent: Russ Craig

Homeowners Present: None

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

Secretary's Report: The Minutes from the September 23, 2010 Board Meeting were distributed and approved as presented.

Treasurer's Report: (Sent by Russ Craig)

- Dues Update:
Letters have been sent out to three (3) homeowners warning them of potential legal action.
- Motion was made to perfect the liens against the Plat Number 21378 and 21008 properties, making the homeowners aware of their obligation to cover the HOA legal fees.

Committee Reports:

- Architectural Report:
 - Thear and Wesolowski solar panels have been approved
 - Leffler portico and circular drive has been approved.
 - Sachs fence has been submitted for approval.
- Landscaping:
 - Mark Wesolowski is investigating options for the removal of the dead oak tree located at the west entrance
 - Mark Wesolowski has new bids for landscaping contract to maintain the common areas from Estes and True Green. Estes is the lower bid for two years with a third year option.
- Communication:
 - October Newsletter has been published with some feedback on crime in the community.
 - December Newsletter is forthcoming.
 - Peter Schmidt will generate an updated email list of all community residences

Old Business:

- No one has come forward to fill the vacant position on the HOA board

New Business:

- Maryland Homeowners Association Act has been amended requiring HOA to inform homeowners of their annual budget at least 30 days before adoption. Therefore, the 2011 budget needs to be generated and included in with the announcement for the annual meeting to be held in February 2011.
- Update email list
- Report street light out – call 311
- 2011 meeting schedule:
 - Wednesday, February 16 – Annual meeting - Buffington/ReMax Building
 - Thursday, April 14 – Sands
 - Tuesday, June 14 – Stine
 - Wednesday, September 14 – O’Loughlin
 - Thursday, November 17 - Schmidt
- Still looking for topics for upcoming newsletters

Adjourn: The meeting was adjourned at approximately 7:50 pm. The next meeting of the Board is scheduled for 7:00pm, Tuesday January 18, at the Sager residence.