

Minutes of the November 7, 2007, Board Meeting
Brookeville Farms Homeowners Association
Longwood Recreation Center

Board Members Present: David Sager, Russ Craig, Peter Schmidt, Lisa Barksdale, John O'Loughlin, Mark Wesolowski, Ed Herron and Randy Sands.

Board Members Absent: Debbie Stine

Homeowners Present: None

Call To Order: Meeting was called to order at 7:10 pm with eight (8) Directors present.

Secretary's Report: The Minutes from the August 9, 2007 Board Meeting were distributed by Randy Sands. The Minutes were approved as presented.

Treasurer's Report:

- Russ Craig distributed a Statement of Financial Position (unaudited), a Statement of Cash Flow (1/07-10/07), an Operating Budget and Financial Statement and an accounting of the Homeowner's Association dues collected year to date. The Treasurer's Report was approved as presented.
- Three (3) homeowners are currently delinquent on their dues and will be charged late fees.

Committee Reports:

- Architectural Report: Approval was granted for a pool fence.
- Landscaping:
 - Russ Craig discussed the need to re-compete the landscaping contract at the end of the calendar year.
 - Mark Wesolowski has supplied several landscaping companies with the Brookeville Farms Basic Horticultural Service Specifications and is awaiting bids.
 - David Sager suggested amending the general specification to include approximately three (3) feet behind the fence bordering the landscaping along north side of Bordly Drive (East entrance to the development).
 - David Sager suggested that the landscapers not mulch around the tree trunks.
 - Lisa Barksdale suggested that the general specifications include maintaining the area from the landscaped beds on the easement at the East entrance of Brookeville Farms to the yard of 20501 Bordly Court (lot #1).
 - The Board agreed that the common area on the corner of Lubar Drive and Bordly Drive not be mowed, allowing it to go back to a natural setting.

- Mark Wesolowski has two (2) quotes for removing the red oak at the West entrance: the Bartlett quote is \$2,800 and the Jones Tree and Home Improvement Services is \$1200. Jones will do the removal of the oak tree.
- Communication: Nothing

Old Business:

- Lane & Sons Painting has been selected to refurbish the fencing around the East entrance of Brookeville Farms and will begin this spring.

New Business:

- Debbie Stine has agreed to setup the HOA meetings for 2008. Meetings will begin in January and proceed every two months. February will be the open Board meeting and will be held at Longwood Recreation Center.
- Randy Sands needs to send invitation letters for the Open Board Meeting scheduled for February.
- Three (3) board members are up for renewal: Debbie Stine, Mark Wesolowski and David Sager. Renewal of board members will be addressed at the annual meeting in February.
- John O'Loughlin provided information about County repairs to the neighborhood sidewalks.
- Peter Schmidt will contact the County about repairing the shoulder of the Riggs Hill Way at the intersection of Bordly Drive. Peter will see if the County could provide a long-term solution to this problem, possibly curbs.
- John O'Loughlin is going to take care of the Common Ownership Community Registration with the County.

Adjourn: The meeting was adjourned at approximately 8:20pm. The next meeting of the Board is scheduled for 7:00pm, Thursday January 17, 2008, at the Longwood Recreation Center.