

Minutes of the February 15, 2018 Annual Board Meeting of the
Brookeville Farms Homeowners Association
Buffington/ReMax Community Room

Board Members Present: Russ Craig, John O'Loughlin, David Sager, Randy Sands, Bret Stine, Chrysa Thear, Mark Wesolowski

Board Members Absent: Jim Hanson, Chris Milke

Homeowners Present: Debbie Stine, Phil Craig, Gwen Crane, Don Crane, Lee Aronow, Mike Wiercinski, Leslie Wiercinski, Arthur Levine, Shane Hickey, Reza Rakhshan, Ben Guthrie, Steve Jerrick

Call To Order: The meeting was called to order at 7:26 pm with seven (7) Directors present.

Elections:

- The term of (3) existing Board Members has expired: Russ Craig, Jim Hanson, Chrysa Thear
- Call for nominations – Russ Craig, Shane Hickey, and Chrysa Thear were elected to the board. (Phil Craig will take over the responsibilities of the treasurer next September.)

Secretary's Report: The Minutes from the February 16, 2017 Annual Meeting were reviewed and accepted.

Treasurer's Report:

- HOA 2017 expenditures were as projected in the 2017 budget.
- HOA 2018 Budget – the only change from the 2017 budget is an increase in trash expenditures due to fuel surcharge.

Committee Reports:

- Architectural
 - Approved a request for the installation of a fence.
 - Approved a request of the installation of solar panels.
- Landscaping
 - Estes continues to do a good job and there were few landscaping issues in 2017.
 - Plans to refurbish the west entrance of the community will be revisited in the spring.
 - Lot 1 requested tree removal and the committee is working with homeowner to remedy their concerns.
 - Power company has been contacted about removing overgrowth along the guardrail under the powerlines.

Communication:

- January HOA newsletter was published and distributed by email.
- Escrow for HOA website – electronic.

Accomplishments of 2017

- Architectural
 - Projects approved: 1 fence, and 1 solar panel project.
- Landscaping
 - Estes landscape service continues to provide good service.
- Communication
 - Three HOA newsletters were published and distributed by email.
 - Website (www.bfmdhoa.info) kept up to date
- Other
 - 2016 calendar year audit of the HOA finances was performed without any issues.
 - Trash removal

Old Business

- Disposition of fireback (possible solutions):
 - Sandy Spring Museum
 - Oakley Cabin
 - Slave Museum
 - Olney Theater

New Business

- Radio Antenna
 - Shane Hickey provided the homeowners with an overview of the proposed 195 ft radio tower to be built on the McDonnell property at the western end of Bordly Drive. The new antenna will be approximately 300 ft from an existing cell phone tower and will have a significant impact on the surrounding community.
 - HOA Board agreed to oppose the placement of the radio tower within site of the Brookeville Farm community
 - Shane Hickey will lead a group to voice the concerns of the Brookeville Farm community and attempt to remedy the situation.
- 2018 meeting schedule:
 - Tuesday, April 10 – Craig residence
 - Thursday, June 14 – Stine residence
 - Tuesday, September 13 – Thear residence
 - Thursday, November 13 – Milke residence

Adjourn: The meeting was adjourned at approximately 8:42 pm.