

Minutes of the February 24, 2011 Annual Board Meeting
Brookeville Farms Homeowners Association
Buffington/ReMax Community Room

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

Board Members Absent: Chuck Leffler, Debbie Stine

Homeowners Present: Phil Craig, Daniel Eke, Bret Stine

Call To Order: Meeting was called to order at 7:13 pm with six (6) Directors present.

Secretary's Report: The Minutes from the February 25, 2010 Annual Meeting were distributed and approved as presented.

Treasurer's Report:

- Financial Update:
Need Russ to send me spreadsheets
- Plat Number 21378 and 21008 properties are still delinquent on their HOA fees and a second notice will be sent to these homeowners.
- The legal implications of proceeding with the liens were discussed and additional information is being collected.
- HOA bills were sent to homeowners on February 1, 2011.

Elections:

The terms of three (3) existing Board Member's has expired: David Sager, Debbie Stine, Mark Wesolowski. David Sager and Mark Wesolowski agreed to remain on the Board. Bret Stine joined the Board.

Accomplishments of 2010:

- Architectural
 - Projects approved: 1 pool, 2 solar panel installations, 1 driveway extension
- Landscaping
 - Landscaping service contract with Estes renewed for two years. Estes is performing well.
- Communication
 - Six HOA newsletters published and distributed by email
 - Website, www.bfmdhoa.org, kept up to date

- Other
 - Large Oak tree located at the west entrance of the community has died and plans for its remove are under discussion
 - Speed calming efforts
 - Double yellow centerlines installed on Bordly Drive
 - Stop lines installed on Bordly Drive and Brighton Dam Road
 - Winding road signs installed, one in each direction of Bordly Drive approaching curves
 - Portable self-operating radar and speed display unit setup on Bordly Drive to promote speed awarness
 - Trash removal

Old Business:

- Strong odor that is coming from the McDonnell Landscaping facility
- Liens placed on two delinquent homeowners

New Business:

- Welcome package sent to Tuan Tran new owner of 2709 Lubar Drive
- Estes – cleaned up damaged to street trees
- Estes has provided a quote for snow removal. 2”-4” removal \$750/visit; 6”-12” removal \$1450/visit and +12” \$1850/visit. It was decided to table this discussion until the Board determines who is responsible for snow removal on the walkways.
- The strange odor emanating from the McDonnell Landscaping facility is being investigated. Homeowners are encouraged to contact John Kershner at JOHN.KERSHNER@montgomerycountymd.gov to complain about the odor coming from McDonnell’s property.
- 2011 meeting schedule:
 - Thursday, April 14 – Sager
 - 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 7:35 pm.