

Minutes of the April 12, 2016, Board Meeting of the
Brookeville Farms Homeowners Association
Sands Residence

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

Board Members Absent: Jim Hanson, Chris Milke

Homeowners Present: Pat Smith, Russ Smith, Adam Sachs, Stacey Sachs, Sharon Haughton

Call To Order: The meeting was called to order at 7:04 pm with Eight (8) Directors present.

Secretary's Report: The Minutes from the January 5, 2016 Board meeting were reviewed and accepted.

Treasurer's Report:

- Four homeowners have not paid 2015 dues and delinquency notices will be mailed.
- Current dues collected is \$27,110 YTD, budget is \$38,400. Homeowners still have time to pay their dues.
- The foreclosure process on 2716 Lubar Drive has been completed. HOA has received \$1200 from the bank.

Committee Reports:

- Architectural:
 - Nothing
- Landscaping:
 - Homeowner of Lot 1 has informed the HOA that the pine trees and flowerbeds at the east entrance of the neighborhood are in need of maintenance. Estes has trimmed the pine trees and applied weed control.
 - At the Annual meeting possible repairs/removal/replacement of the fence on the east entrance of Brookeville Farms were discussed. It was determined that the fence should be removed. Bids had been received for fixing the fence and it was assumed that an approximate cost for removing the fence completely would be \$2,700. When a new bid was received for the fence removal the estimate was \$5,300. The difference is that the initial bids assumed additional work for replacing the fence not just removing it without any additional business.
 - A car-carrier transport truck caused damage to the Powell Farm Place cul-de-sac. Repairs to the damaged landscape have been made.

- Improvements to the west entrance monument were discussed. No action is needed at the present time.
- Communication:
 - March newsletter was published.

Old Business:

- Waste Management has been notified of the damage to the cul-de-sac on Lubar Ct. due to the trash trucks running off the pavement. Waste Management has requested that the neighbors on Lubar Ct not park on the street during trash pick-up.
- Chrysa Thear and her neighbors on Lubar Way discussed possible changes to the Winter Wonderland display to remedy concerns voiced by Brookeville Farms homeowners. Several changes have been suggested and will be implemented in this years display.
- HOA Board members are taking a Montgomery County sponsored training program to educate board members of their responsibilities to the homeowners.
- A request for a speed calming study for Brookeville Farms was been submitted to the Montgomery County.

New Business:

- All HOA Board members will complete the Montgomery County HOA training ASAP.
- Dirt bikes are still riding illegally under the power lines off of Bordly Drive. Pepco and the local police are aware of these activities and will attempt to catch the violators. Homeowners should contact police immediately when the dirt bikers arrive on the Pepco property.
- The archeological project at the site of the old Riggs estate will resume this summer. Neighbors are welcomed to come visit the dig site and hear about their archeologist's findings.

Adjourn: The meeting was adjourned at approximately 8:15 pm.

The next meeting of the Board is scheduled for 7:00pm, Thursday, June 9, 2016 at the Stine's Residence.