

Minutes of the April 14, 2011 Board Meeting  
Brookeville Farms Homeowners Association  
Sager Residence

Board Members Present: Russ Craig, , David Sager, Peter Schmidt, Mark Wesolowski.

Board Members Absent: Chuck Leffler, John O'Loughlin, Randy Sands, Bret Stine

Homeowners Present: None

Call To Order: Meeting was called to order at 7:13 pm with four (4) Directors present.

Secretary's Report: The Minutes from the January 18, 2011 Board Meeting were distributed and approved as presented.

Treasurer's Report:

- Two-thirds of the 2011 dues have been collected. Second notices have been sent.
- The Wutoh house was sold in a tax lien auction last June. We will not foreclose as there are other liens that are superior to ours.
- Foreclosure on the Ruiz house will be considered.

Election of Officers: It was decided to maintain the same officers. There is one opening on the Board. If any homeowner would like to join the board they should notify David Sager.

Committee Reports:

- Architectural Report: (none)
- Landscaping:
  - A contract has been signed to remove the dead oak tree at the west entrance. It will be done once the ground hardens.
  - A motion was approved to allocate up to \$500 to replace the dead cherry trees in the cul-de-sac of Abrams Court.
- Communication:
  - A March newsletter was published. Still looking for topics for upcoming newsletters.

Old Business:

- Efforts by the Montgomery County Department of Environmental Protection to have McDonnell Landscaping remove the trash and debris from their property have succeeded in resolving the foul odors reported by homeowners.

New Business:

- New homeowners have occupied the home at 20500 Riggs Hill Way.
- The Maryland Legislature passed a law to give priority (up to \$1200) to liens placed to recover HOA assessments when a lender forecloses. However, this law only applies to loans obtained after October 1, 2011.

- It was noted that runoff has created erosion at the West entrance wall (on the North side of Bordly Drive). A trip to the site following the meeting confirmed this. Up to \$200 will be allocated to resolve this.

Adjourn: The meeting was adjourned at approximately 7:50 pm. The next regular meeting of the Board is scheduled for 7:00pm, Tuesday June 14, at the Stine residence.