

Minutes of the June 17, 2009
Board Meeting
Brookeville Farms Homeowner's Association

Board Members Present: Ed Herron, John O'Loughlin, David Sager, Peter Schmidt, Debbie Stine, and Mark Wesolowski

Board Members Absent: Lisa Barksdale, Russ Craig, and Randy Sands

Homeowners Present: None

Call to Order: The meeting was called to order at 7:10 pm.

Secretary's Report: The minutes of the April 21, 2009 meeting were distributed and approved as presented.

Treasurer's Report:

- There are 12 homeowners delinquent in their 2009 annual dues. Notices will be sent advising that a late fee will be imposed if not paid within 30 days.
- The financial position was reviewed. We are within budget.

Committee Reports:

- Architectural:
 - No activity.
- Alternative Energy Subcommittee:
 - Draft guidelines for renewable energy devices were presented. After discussion, they were accepted. They will be posted to the HOA web site.
- Landscaping:
 - Mark Wesolowski and Ed Herron trimmed branches from the pine trees at the East entrance that overhung the Barksdale property.
- Communications:
 - No activity.

Old Business:

- There are three homeowners delinquent for multiple years in their annual dues:
 - It was determined that there is little chance of collecting any portion of the overdue dues from the owners of the foreclosed property on Bordly Court. The owner filed for bankruptcy. No further attempts will be made.
 - A lien was perfected on the property on Lubar Drive. A search was authorized to determine if there is any equity in the property.
 - The property on Riggs Hill Way may be in foreclosure. A title/lien search was authorized to determine if there is any equity.
- Following a discussion with the manager of McDonnell's Landscaping, the drainage issue was corrected.
- The neighborhood e-mail list (bfneighbors@prstech.com), maintained by Peter Schmidt, was established and is being used.

New Business:

- New laws enacted by the state of Maryland that impact HOAs were reviewed. The Brookeville Farms HOA is in compliance.

Adjourn: The meeting was adjourned at 8:20 pm.