

Minutes of the September 23, 2010 Board Meeting  
Brookeville Farms Homeowners Association  
Sager Residence

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

Board Members Absent: Russ Craig, Chuck Leffler, Debbie Stine

Homeowners Present: None

Call To Order: Meeting was called to order at 7:15 pm with five (5) Directors present.

Secretary's Report: The minutes from the June 17, 2010 Board Meeting were distributed and approved as presented.

Treasurer's Report: (Sent by Russ Craig)

- Dues Update:  
To date we have collected \$35,502.05 in 2010 dues out of total billings of \$40,200.
- We have received payment of \$452.05 from LPS Asset Management Solutions for the foreclosed property at 20500 Riggs Hill Way.
- Third notices have been sent to delinquent homeowners. The Plat Number 21378 property has been escalated to our attorneys and a lean will be placed on the property.
- David Sager introduced a letter (written by John O'Loughlin) to be sent to delinquent homeowners that was approved by the board.
- Current Financial Position:  
Total YTD Expenses: \$23,054.87, 60.4% of the budget of \$38,152  
Total Cash on Hand: \$41,304.51 HOA dues

Committee Reports:

- Architectural Report:
  - Sachs' pool has been approved
  - Thears have requested rapid approval for their solar panels – board approved.
- Landscaping:
  - Mark Wesolowski is investigating options for the removal of the dead oak tree located at the west entrance

- Mark Wesolowski is requesting bids for landscaping to maintain the common areas.
- Communication:
  - Newsletter is forthcoming
  - Peter Schmidt will generate an updated email list of all community residences

Old Business:

- No one has come forward to fill the vacant position on the HOA board

New Business:

- Robertsons are concerned about the following:
  - Falling down tress on Lubar Drive
  - Oak tree at the west entrance
  - The lack of maintenance on the fence between their house and the Wutoh's home.
- Newsletter will explain the possibility of environmental engineers surveying the Brookeville Farms community.
- Still looking for topics for upcoming newsletters

Adjourn: The meeting was adjourned at approximately 8:20 pm. The next meeting of the Board is scheduled for 7:00pm, Wednesday November 17, at the Wesolowski's residence.