

Minutes of the January 18, 2011 Board Meeting
Brookeville Farms Homeowners Association
Sager Residence

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

Board Members Absent: Debbie Stine

Homeowners Present: None

Call To Order: Meeting was called to order at 7:10 pm with seven (7) Directors present.

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

Treasurer's Report:

- Dues Update:
Letters have been sent out to the following homeowners warning them of potential legal action
Past due accounts:
 1. Henry/Luciano - \$600
 2. Ruiz - \$600
 3. Wutoh - \$2400
- Motion was made to perfect the liens against Wutoh and Ruiz. The legal implications of proceeding with the liens were discussed and additional information is being collected.
- Final HOA report for 2010 is being corrected to reflect the county registration fee of \$3/household

Committee Reports:

- Architectural Report: (none)
- Landscaping:
 - Homeowner complained about maintaining the common area at the west entrance of the community.
 - It was suggested that the Board talk to McDonnell Landscaping to see if they would remove the oak tree at the west entrance and make improvements to correct problems created from the chemical runoff from their facility.
- Communication:

- January Newsletter is being prepared for publication. It was suggested that the newsletter notify the community of recent neighborhood robbery.

Old Business:

- Annual meeting is scheduled for 2/24/2011. Letters announcing the meeting have been sent to the community.

New Business:

- Discussion on who is responsible for clearing the snow from the walkways in the common areas. Board will investigate the county rules and determine if the HOA needs further action.
- The community is concerned about a strange odor emanating from the west end of the community. A complaint will be filed with the county.
- 2011 meeting schedule:
 - Wednesday, February 24 – Annual meeting - Buffington/ReMax Building
 - Thursday, April 14 – Sands
 - 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 8:35 pm. The next regular meeting of the Board is scheduled for 7:00pm, Thursday April 14, at the Sands residence.