

Minutes of the January 5, 2016, Board Meeting of the
Brookeville Farms Homeowners Association
Sager's Residence

Board Members Present: Jim Hanson, Chris Milke, John O'Loughlin, David Sager, Randy Sands, Bret Stine, Chrysa Thear, Mark Wesolowski

Board Members Absent: Russ Craig

Homeowners Present: Rodney Currence, Adam Sachs, Pat Smith, Debbie Stine

Call To Order: The meeting was called to order at 7:07 pm with eight (8) Directors present.

Secretary's Report: The Minutes from the November 12, 2015 Board meeting were reviewed and accepted.

Treasurer's Report:

- Four homeowners have not paid 2015 dues and delinquency notices will be mailed.
- The foreclosure process on 2716 Lubar Drive has been completed. Future HOA dues will be collected from the Bank or future owner. It is not clear if the back HOA fees will be settled.

Committee Reports:

- Architectural:
 - Approved one shed.
 - Architectural Committee has amended the approval letter to clarify that the homeowner is responsible for obtaining all County permits and adhering to the requirements set forth by the County.
- 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 been notified and will address the maintenance of these areas. In the interim, Mark Wesolowski cleared the weeds and trimmed large vines growing wild in to the pine trees near Lot 1.
 - Estimate for repairs of the fence on east entrance of Brookeville Farms – estimate for complete replacement on both sides of the streets is ~\$24K. Board members will inspect the fence and present possible repair/replacement options at the Annual meeting.
 - Dead tree in Powell Farm Place cul-de-sac has been reported to the county.
- Communication:
 - November newsletter published.
 - 2709 Lubar Drive – Tuan Tran sold to Truc Nguyen – 12/15/15. A welcome package will be sent.

Old Business:

- The sidewalk along Bordly Drive has been repaired from Georgia Avenue to Riggs Hill Way. The County has been requested to repair the remaining section from Riggs Hill Way to Brighton Dam Rd.
- The County has been requested to repair the damaged roadway on Bordly Drive at Lubar Way.

New Business:

- Missing sign at Lubar Way and Bordly Dr has been reported.
- Trash trucks have been running over the lawns and landscaping surrounds the cul-de-sac on Lubar Ct. Waste Management will be notified of the damage and asked to have drivers stay on the roadway.
- Speed mitigation on Bordly Dr. was discussed. HOA will request that the County perform another traffic calming study to determine if any remedies are possible.
- Agenda for 2016 Annual meeting will be sent to homeowners:
 - Minutes from 2015 Annual meeting will be read
 - Nominations for open Board seats
 - Impact of the Winter Wonderland
 - Fence repairs on the East entrance and additions of fence to West entrance
- Meeting schedule for 2016:
 - Thursday, February 18 – Annual meeting – RE/MAX
 - Tuesday, April 12 – Sands
 - Thursday, June 9 – Stine
 - Tuesday, September 13 – O’Loughlin
 - Thursday, November 17 – Thear

Adjourn: The meeting was adjourned at approximately 8:05 pm.

The next meeting of the Board is the annual meeting scheduled for 7:00pm, Thursday, February 18, 2016 at the Re/Max Community Room in Olney.