

Minutes of the January 8, 2013, Board Meeting of the
Brookeville Farms Homeowners Association
Sager Residence

Board Members Present: Russ Craig, Jim Hanson, John O'Loughlin, David Sager, Randy Sands, Peter Schmidt, Bret Stine, Mark Wesolowski

Board Members Absent: Chuck Leffler

Homeowners Present: None

Call To Order

- Meeting was called to order at 7:10 pm with eight (8) Directors present.

Secretary's Report

- The minutes from the November 15, 2012 Board Meeting were distributed and approved as presented.
- It was suggested that when property owners were delinquent, their property designation be specified in the minutes rather than the homeowner's names. Past minutes will be revised accordingly.

Treasurer's Report

- The Treasurer's report for 2012 was reviewed for the HOA income and expenses to date and the HOA will close out the year with a \$500 deficit.
- Reminder letters sent to two delinquent homeowners.
- John O'Loughlin will contact a collection agency to help collect past dues.
- The 2013 budget was reviewed and changes were made.

Committee Reports

- Architectural
 - Nothing new to report.
- Landscaping
 - Mark Wesolowski trimmed the common area pine trees to resolve Lisa Barksdale's issue.
 - Estes resolved the leaf issue on Bordly Court.
- Communication
 - December newsletter was published.

Old Business

- The Board recommended that Section B of the Covenants be changed from "The Board of Directors or, upon resolution of the Board of Directors, the Architectural and Environmental Review Committee shall have the authority, after hearing, to determine whether a particular pet is a nuisance or a source of annoyance to other Members, and such determination shall be conclusive." To "The Board of Directors or, upon resolution of the Board of Directors, the Architectural and Environmental Review Committee shall have the authority, after hearing, to determine whether a particular pet is a nuisance or a source of annoyance to other Members, or a danger and such determination shall be conclusive." This change

- will be presented at the upcoming Annual Meeting for a vote by homeowners.
- Planning for the annual meeting – Feb 13, 2013 – Buffington/ReMax Building
 - Send out notice of annual meeting
 - Ballot on Section 8B of the Covenants
 - Minutes from last annual meeting – Feb 15, 2012
 - Nominations for open Board seats – Chuck Leffler, John O’Loughlin, Randy Sands

New Business

- The proposed 2013 HOA budget was reviewed and changes made to clarify expenditures. Budget will be presented at the Annual meeting.
- Letter announcing the Annual HOA meeting was presented and reviewed. Letter will be sent immediately.
- Board reviewed and discussed changes to Section B of the HOA Covenant to be compliant with current Maryland. Changes to Section B will be presented at the Annual meeting.
- Still looking for topics for upcoming newsletters

Adjourn

- The meeting was adjourned at approximately 8:10 pm.
- The meeting schedule for 2013 is:
 - Wednesday, February 13 – Annual meeting – Buffington/ReMax Building
 - Thursday, April 18 – Hanson residence
 - Tuesday, June 11 – Stine residence
 - Wednesday, September 11 – Wesolowski residence
 - Thursday, November 14 – O’Loughlin residence