

Minutes of the November 15, 2012, Board Meeting of the  
Brookeville Farms Homeowners Association  
Schmidt Residence

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

Board Members Absent: Russ Craig, Chuck Leffler, Randy Sands

Homeowners Present: None

Call To Order

- Meeting was called to order at 7:23 pm with six (6) Directors present.

Secretary's Report

- The minutes from the September 12, 2012 Board Meeting were distributed and approved as presented.

Treasurer's Report

- The Treasurer's report was reviewed for the HOA income and expenses to date. There will be a deficit due to several delinquent homeowners. There was discussion about raising the dues.
- Four families are in arrears with their HOA dues. The HOA lawyer renewed the liens against the Plat Number 21378 and 21008 properties. Reminder letters will be sent.
- The 2013 budget was discussed.

Committee Reports

- Architectural
  - None
- Landscaping
  - Mark Wesolowski contacted Lisa Barksdale to resolve her issue with long pine tree branches.
  - Estes overlooked leaf vacuuming on Bordly Court.
- Communication
  - October newsletter published.
  - Welcome packages sent to Chris and Heather Milke and Katherine and Hamid Tavakolian.

Old Business

- In light of recent court opinions on liability of HOAs for damage done by pit bull dogs, the HOA lawyer recommended examination of the Covenants to determine if they need to be changed. The Board recommended that Section 8B 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 Annual Meeting for a vote by the homeowners.

#### New Business

- Thompson Gas is sending bills with cancellation fees to some homeowners who switched to AmeriGas.
- The meeting schedule for 2013 is:
  - Tuesday, January 8 – Sager residence
  - Wednesday, February 13 – Annual meeting – Location TBD
  - Thursday, April 18 – Hanson residence
  - Tuesday, June 11 – Stine residence
  - Wednesday, September 11 – Wesolowski residence
  - Thursday, November 14 – O’Loughlin residence

#### Adjourn

- The meeting was adjourned at approximately 8:15 pm. The next meeting of the Board is scheduled for 7:00pm, Tuesday, January 8 at the Sager residence.