

Minutes of the February 13, 2013 Annual Board Meeting
Brookeville Farms Homeowners Association
Buffington/ReMax Community Room

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

Board Members Absent: Russ Craig, Jim Hanson, Chuck Leffler, Randy Sands, Bret Stine

Homeowners Present: Kees deKievit

Call To Order: Meeting was called to order at 7:10 pm with four (4) Directors present. The Board members were introduced.

Elections:

The terms of three (3) existing Board Members has expired: Chuck Leffler, John O'Loughlin, and Randy Sands. John O'Loughlin, and Randy Sands agreed to remain on the Board. One opening exists on the Board.

Ballot:

The homeowner ballots to amend Section 8B of the Covenants were counted. There were 15 in favor and 2 were opposed. However, two-thirds of the homeowners are required to cast ballots in order to change the Covenants. Therefore, the amendment did not pass.

Secretary's Report: The Minutes from the February 15, 2012 Annual Meeting were distributed and approved as presented.

Treasurer's Report:

- Financial Update:
 - Financial reports indicated that calendar year 2012 ended with a \$500 deficit.
- Three families are in arrears with their HOA dues. The HOA lawyer renewed the liens against the Plat Number 21378 and 21008 properties.
- HOA bills for calendar year 2013 were sent to homeowners.

Committee Reports:

- Architectural Report:
 - One front sidewalk redesign was approved.
- Landscaping:
 - This is the last year in the 3-year landscaping contract with Estes.
- Communication:
 - None.

Accomplishments for 2012:

- Architectural
 - Guidelines for detached garages were approved.

- Projects approved: 1 detached garage, 1 shed
- Landscaping
 - The landscape service contract with Estes was maintained. They are performing well.
 - Two dead cherry trees in the cul-de-sac on Abrams Court were replaced.
 - At the east entrance: The junipers were trimmed.
- Communication
 - Five HOA newsletters were published and distributed by email
 - Website, www.bfmdhoa.org, kept up to date
- Other
 - Justin Stine's Eagle Scout Project to revitalize the Riggs' family cemetery was completed.
 - Trash removal

Old Business:

- None

New Business:

- There was a discussion of what to do about the budget shortfall caused by delinquent homeowners. Several options were proposed:
 - Do nothing as the deficit is small and can be covered by reserves. This was felt to not be a fiscally responsible option.
 - Raise the dues by \$50 per year per homeowner to cover the deficit.
 - Invoke the services of a debt collection agency. If successful, the HOA would not receive much of the proceeds.
 - Force a foreclosure hoping that new homeowners would be more responsible. The HOA lawyer will be contacted to see if this is a realistic option.
- 2013 meeting schedule:
 - Thursday, April 18 – Hanson residence
 - Tuesday, June 11 – Stine residence
 - Wednesday, September 11 – Wesolowski residence
 - Thursday, November 14 – O'Loughlin residence
- Looking for topics for upcoming newsletters

Adjourn: The meeting was adjourned at approximately 8:20 pm.