

Minutes of the February 15, 2012 Annual Board Meeting
Brookeville Farms Homeowners Association
Buffington/ReMax Community Room

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

Board Members Absent: Chuck Leffler, Randy Sands

Homeowners Present: Kees deKievit, Jim Hanson, Debbie Stine

Call To Order: Meeting was called to order at 7:05 pm with six (6) Directors present. The Board members were introduced.

Elections:

The terms of two (2) existing Board Member's has expired: Russ Craig and Peter Schmidt. A third opening exists. Russ Craig and Peter Schmidt agreed to remain on the Board. Jim Hanson joined the Board.

Secretary's Report: The Minutes from the February 24, 2011 Annual Meeting were distributed and approved as presented.

Treasurer's Report:

- Financial Update:
Financial reports were distributed. Calendar year 2011 ended with a \$1,464.08 surplus.
- Plat Number 21378 and 21008 properties are still delinquent on their HOA dues. Liens have been perfected. Foreclosure is not an option as there is no equity in the properties.
- A third delinquent homeowner has made arrangements to pay the outstanding dues.
- HOA bills were sent to homeowners.

Committee Reports:

- Architectural Report:
 - None.
- Landscaping:
 - Two dead cherry trees in the cul-de-sac on Abrams Court were replaced.
- Communication:
 - January Newsletter was distributed.

Accomplishments of 2011:

- Architectural
 - Projects approved: 1 solar water heater
- Landscaping
 - The landscape service contract with Estes was renewed. They are performing well.
 - At the west entrance: The dead white oak tree was removed.
 - At the east entrance: The dead maple tree was removed; the junipers were trimmed.
 - At the field on the corner of Lubar Way and Bordly Drive: The Inter-County Connector (ICC) reforestation project planted new trees.
- Communication
 - Six HOA newsletters published and distributed by email
 - Website, www.bfmdhoa.org, kept up to date
- Other
 - The strange odor emanating from the west end of the community was investigated and rectified.
 - The HOA Board voted to support Justin Stine's Eagle Scout Project to revitalize the Riggs' family cemetery located near the west entrance.
 - Trash removal

Old Business:

- None

New Business:

- 2012 meeting schedule:
 - Thursday, April 19 – Sands residence
 - Tuesday, June 12 – Stine residence
 - Wednesday, September 12 – Wesolowski residence
 - Thursday, November 17 – Schmidt residence
- Looking for topics for upcoming newsletters

Adjourn: The meeting was adjourned at approximately 7:50 pm.