

Minutes of the February 16, 2017 Annual Board Meeting of the
Brookeville Farms Homeowners Association
Buffington/ReMax Community Room

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

Board Members Absent: Russ Craig, Jim Hanson, Chris Milke

Homeowners Present: Josh Pomeroy, Debbie Stine

Call To Order: The meeting was called to order at 7:10 pm with six (6) Directors present.

Elections:

- The term of (3) existing Board Members has expired: David Sager, Bret Stine, Mark Wesolowski
- Call for nominations – David Sager, Bret Stine, Mark Wesolowski were re-elected to the board.

Secretary's Report: The Minutes from the February 18, 2016 Annual Meeting were reviewed and accepted.

Treasurer's Report:

- HOA 2016 expenditures were below the projected 2016 budget.
- An audit of the 2016 finances is under way.
- HOA 2017 Budget will include two additional expenditures, one for removal of split-rail fence lining Bordly Drive on the east entrance of the community, and a charge for an audit on the HOA finances.

Committee Reports:

- Architectural
 - Approved a request to change the front façade.
 - Approved converting an open deck to a screened in porch.
- Landscaping
 - Estes removed the split-rail fence for \$2850 which was substantially less than the ~\$6000 cost for completely repairing the fence.
 - Two cherry trees were removed from Powell Farm Place and will be replaced in the Spring.
 - A new bid for landscape maintenance was received from Estes and was \$200/year less than the old contract.
 - Plans to refurbish the west entrance of the community will be revisited in the spring.
 - The landscaping in the Lubar Court cul-de-sac needs attention and will be addressed in the spring. Parked cars in the cul-de-sac make it difficult for the trash trucks to navigate around the center island.
- Communication:

- A December newsletter was published and distributed by email.

Accomplishments of 2016

- Architectural
 - Projects approved: 1 shed, 1 deck, 1 sidewalk, 1 façade, 2 solar panel projects
 - Architectural Committee 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
 - Split-rail fence lining Bordly Drive on the east entrance of the community was removed.
 - The sidewalk along Bordly Drive was repaired.
 - The street trees in the community were trimmed.
 - The streets in the community were resurfaced.
 - Estes landscape service continues to be good.
- Communication
 - Four HOA newsletters were published and distributed by email.
 - Web site, www.bfmdhoa.info, kept up to date.
- Archeology Project
 - A fireback was unearthed and sent out for restoration.
 - Various artifacts were discovered.
 - Project will resume in the Spring.
- Other
 - Trash removal

Old Business

- Speed calming plan –additional pavement marking and signs to be done in the Spring.
- Speed calming – Have requested speed camera(s) from Police Dept – no response.
- A County van with speed cameras was placed on Bordly Drive.

New Business

- Update on archeological dig:
 - A fireback (iron plate protecting the back wall of a fireplace) was excavated from the Pleasant Hill farm archeological dig. The fireback is being restored and has a foundry stamp dating its forging to be around 1789-1800. Digging will resume this Spring on additional buildings that composed the farm.
- Escrow for HOA web site.
- 2017 meeting schedule:
 - Thursday, April 13 – O’Loughlin residence
 - Tuesday, June 13 – Sands residence
 - Thursday, September 14 – Thear residence
 - Tuesday, November 14 – Milke residence

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