

Minutes of the February 18, 2016 Annual Board Meeting of the
Brookeville Farms Homeowners Association
Buffington/ReMax Community Room

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

Board Members Absent: Russ Craig

Homeowners Present: Phil Craig, Gwen Crane, Rodney Currence, Cornelis DeKievit,
Gabriela Doyle, Daniel Eke, Tom Gazenski, Ed Herron, Catherine Fletcher, Sharon
Haughton, Jeff Mayerson, Josh Pomeroy, Adam Sachs, Stacey Sachs, Marianne Sands,
Russ Smith, Pat Smith, Debbie Stine, Alton Sumner, Betty Sumner

Call To Order: The meeting was called to order at 7:05 pm with eight (8) Directors
present.

Elections:

The term of (3) existing Board Members has expired: John O'Loughlin, Randy Sands,
Chris Milke. Call for nominations – Randy Sands, John O'Loughlin, and Chris Milke are
re-elected to the board.

Secretary's Report: The Minutes from the February 19, 2015 Annual Meeting were
reviewed and accepted.

Treasurer's Report:

- 2016 HOA budget was presented. Homeowners discussed proposed 2016 budget
against 2015 actuals.
- Homeowners were presented with the current status on homeowners who are
delinquent on their dues. The Board explained what steps are being taken to
remedy these delinquencies.

Committee Reports:

- Architectural
 - None
- Landscaping
 - Committee presented five (5) options for repair, replacement, or removal of
the split-rail fence lining Bordly Drive on the East entrance of the community.
The homeowners decided to have the entire fence removed at an estimated
cost of \$2,700. Shawn and April Tweedt will be contacted to see if they would
like to maintain the section of fence that is along their property.
 - The uprooted tree at the East entrance was removed.

Communication:

- A welcome package was sent to Truc Nguyan, new owner of 2709 Lubar Dr

Accomplishments of 2015

- Architectural
 - Projects approved: 1 shed, 1 deck, 2 patios, 2 detached garages, 2 walkways, a stairway from a deck, rails on a deck, the enlarging of a deck, a front stoop, and a new facade.
- Landscaping
 - Estes landscape service continues to provide good service.
- Communication
 - Three HOA newsletters were published and distributed by email.
 - Web site, www.bfmdhoa.info, is being kept up to date
- Other
 - Trash removal

Old Business

- Waste Management has been notified about their trucks damaging lawn and landscaping around cul-de-sac on Lubar Court. It appears that the problem is caused by homeowners parking their cars around the cul-de-sac forcing the trucks off of the road to bypass vehicles. Homeowners need to make sure their vehicles are not blocking the trash trucks from access to the roadway around Lubar Court.
- Neighbors discussed having the HOA fund a private snow removal company to plow the neighborhood roads when the County snow removal trucks are delayed in getting to the Brookeville Farms development.
- Impact of the Winter Wonderland display
 - Sachs' who live on Lubar Way opened the discussion with a video from the evening of December 19, 2015 showing the large number of people driving and walking to see the Winter Wonderland.
 - Sharon Houghton, Pat Smith, Adam Sachs, who live on Lubar Way read statements (statements were emailed to HOA Board) explaining the impact of the Winter Wonderland on their quality of life and how the event has changed the tranquil community atmosphere that attracted them to Brookeville Farms. They expressed concerns about their personal safety and access of emergency vehicles in the event of an emergency.
 - Rodney Currence provided a statement explaining the impact that the Winter Wonderland has had on his family.
 - Gwen Crane and her daughter who live on Lubar Way provided statements expressing their involvement and support of the Winter Wonderland. They enjoyed the event and believed it provides joy and excitement to the community.
 - Chrysa Thear homeowner and creator of the Winter Wonderland display provided a statement refuting the concerns and facts provided of her neighbors. She explained how she attempted to remedy many of the neighbor concerns expressed in 2014, which included:
 - Using volunteers to assist in directing visitors to parking areas

- No parking signs along Lubar Way to keep vehicles off neighbors' yards
- Adding signs to outline viewing dates and times
- Reduced the number of days that her walking display would be open to the public.

Chrysa Thear explained that she had not encouraged the public or social media coverage. She felt that the people visiting her display were well behaved and truly enjoyed all of her efforts. She did not believe security was an issue and that concerns about access of emergency vehicles was unfounded. She stated that she has attempted to minimize any direct illumination of her neighbors' homes.

- The homeowners and Chrysa Thear discussed possible changes to the Winter Wonderland to remedy the neighbors' concerns. A general consensus was reached that eliminating the large number of people walking through the display would ease traffic along Lubar Way. It was suggested that Chrysa Thear eliminate the walk through aspect of the display, have no advertising for the display, reduce the number of days the display is available, and have all lights and lighted displays turn off at the same time.

New Business

- A County training program for HOA Board members is available and all Brookeville Farms Board members are to complete the training.
- Speed calming study on Bordly Drive was requested from the County.
- Escrow for HOA web site.
- 2016 meeting schedule:
 - Tuesday, April 12 – Sands
 - Thursday, June 9 – Stine
 - Tuesday, September 13 – O'Loughlin
 - Thursday, November 17 – Thear

Adjourn: The meeting was adjourned at approximately 10:15 pm.