

Minutes of the February 25, 2010 Annual Board Meeting
Brookeville Homeowner's Association
Buffington/ReMax Community Room

Board Members Present: Lisa Barksdale, Ed Herron, David Sager, Peter Schmidt, Debbie Stine, Mark Wesolowski,

Board Members Absent: Russ Craig, John O'Loughlin, Randy Sands

Homeowner's Present: Chuck Leffler, Bret Stine

Call To Order: The meeting was called to order at 7:07.

Secretary's Report: The minutes from the last annual meeting on February 18, 2009 were reviewed and approved, as written.

Treasurer's Report: All invoices have been sent out. The dues on one property is in arrears. A lien in the amount of the delinquency has been placed on the property.

Elections: Lisa Barksdale, John O'Loughlin, and Randy Sands's terms have expired. A call for nominations was made. Chuck Leffler agreed to serve. John and Randy will be contacted and asked if they would be interested in an additional term.

2009 Accomplishments

Architectural

Projects approved: 1 portico addition

Guidelines for renewable energy devices were drafted, approved, and published

Landscaping

Landscape service contractor performing well

Graffiti removed from the fence at the McDonnell Landscaping Company

Drainage over sidewalk at corner of McDonnell property corrected

Plow damage to common areas was reported

Communication

Three HOA newsletters were published and distributed

HOA newsletter to be distributed by email only

Community email distribution list established (bfneighbors@prstech.com)

Welcome packet sent to one new homeowner

Web site moved to new site www.bfmdhoa.org; Kept up to date.

Other

Trash removal

Speed calming study

Old Business

Lisa Barksdale reported that markers have been placed near the non-functioning streetlights on the East end of Bordly Drive. Hopefully they will be repaired soon.

Speed Calming Study – Unsafe driving along Bordly Drive continues to increase. Speeding and unsafe passing are regular occurrences. Every so often a tree or light pole is knocked down. In an attempt to reduce the danger, the Montgomery County Division of Traffic Engineering and Operations was requested to conduct a traffic calming study to improve safety on the roadway.

The study was conducted. Based on their review, it was recommended that double yellow center lines be installed on the portion of Bordly Drive that has no pavement marking; that stop lines be installed at the intersection of Bordly Drive and Brighton Dam Road; that additional speed limit signs be installed; and that winding road signs be installed, one on each direction of Bordly Drive approaching the curves. These enhancements will be installed as soon as the weather and scheduling permits.

Additional measures suggested by the HOA Board were denied. They include:

- Speed humps – As the average lot size of properties adjacent to the roadway on Bordly Drive is greater than two acres, the roadway does not qualify for the installation of speed humps.
- Traffic circle at the intersection of Bordly Drive and Lubar Way – Traffic circles installed by Montgomery County have a dimension of 25 feet in diameter. This is only for the traffic circle not including the travel lanes. Both Bordly Drive and Lubar Way are 25 feet wide and there is not have enough room for a traffic circle without a major capital improvement to the intersection. There is no funding for such an improvement and for the acquisition of properties in the right-of-way.
- Speed cameras along Bordly Drive – In Montgomery County, the Police Department, not the Division of Traffic Engineering, is in charge of determining the installation and operation of the speed cameras.
- Three-way stop sign at the intersection of Bordly Drive and Riggs Hill Way – They do not think the intersection warrants the installation of all-way stop control. The purpose of a stop control is to assign the right-of-way to one flow over another. When a multi-way stop sign is used at an intersection that does not require assignment of right-of way, violation rates tend to be extremely high, thus reducing safety instead of improving it. Also unwarranted multi-way stop control reduces the efficiency of the intersection.

Additional measures that will be pursued include:

- A request to the Montgomery County Police Department for selective enforcement of the speed limit on Bordly Drive.
- A request to the Montgomery County Department of Transportation for deployment of a Speed Monitoring Awareness Radar Trailer (SMART). SMART is a portable self-operating radar and speed display unit that can be used to promote speed awareness.

New Business

- The street sign for the intersection of Bordly Drive and Powell Farm Place was replaced.
- A non-functioning streetlight on Riggs Hill Way was reported to the County.
- There has been considerable damage to homeowner's properties due to hungry deer looking for food following the major snow storms.

- The HOA Board meeting dates for 2010 have been posted on the website. They are April 22, June 17, September 23 and November 17.

Adjourn: The meeting was adjourned at 7:45.