

Minutes of the April 5, 2022
Board Meeting of the
Brookeville Farms Homeowners Association

Board Members Present: Valerie Carlson, Phil Craig, John O'Loughlin, David Sager, Randy Sands, Mark Wesolowski

Board Members Absent: Allen Bell, John Hallen, Chris Milke

Homeowners Present: Rhonda Harris

Call to Order: The meeting was called to order at 7:05 p.m. with six Directors present.

Secretary's Report: The Minutes from the January 6, 2022 Board Meeting were reviewed, amended and accepted.

Treasurer's Report:

- 2022 Statement of Cash Flow was reviewed and currently there are no issues with budget. HOA fees have been collected and seven homeowners are still delinquent (A \$25 late fee will be assessed to their current bill).
- Proposals for the Reserve Study have been received and reviewed. It was decided not to pursue a Reserve Study at this time.
- Treasurer has received the completed audit of the completed HOA finances, and everything is in order.

Committee Reports:

- Architectural
 - Nothing to report
- Landscaping
 - Mulching is underway and mowing of the common areas will begin soon.

Communication:

- March newsletter has been published.

Old Business

- Pet waste stations are being utilized and the County support for maintaining these stations will be coming to an end. The Board has decided that it is in the best interest of the community to maintain these stations. The Board solicited bids for maintaining these stations and has selected a service provider.
- 2022 Brookeville Farms clean-up day was a big success filling a 5'x10' trailer with trash collected from the common areas.
- Board discussed homeowner concern about rules and regulations regarding Airbnb type rentals. The County has clearly defined rules and regulations that should alleviate any concerns the community might have regarding this type of business.
- Pepco has removed all the unsightly trash under the powerlines and installed new gates to prevent recurrence of the illegal trespassing and dumping.

New Business

- Proposed 2022 meeting schedule (anticipated to be virtual (Zoom)):
 - Tuesday, June 7
 - Tuesday, September 6

○ Thursday, November 10

Adjourn 8:15