

**Minutes of the May 29, 2007, Annual Meeting of the
Brookeville Farms Homeowners Association
Re/Max Buffington Building, Olney, MD**

Call to Order: Meeting was called to order by President Hemphill, with seven Directors, and four Members present.

Secretary's Report: John O'Loughlin certified that he had sent meeting notices to all Members via U.S. Mail in accordance with the Bylaws. The Members reviewed and approved the minutes of the 2006 Annual meeting. John will issue them in final form for posting on the Website. John reported that the next Board Meeting is scheduled for June 12, during which the Board will elect the officers and approve the annual budget. The Secretary's Report was approved.

President's Report: Kerry reported that the Board's work was straight forward, including maintaining the common areas, providing trash removal, and enforcing the Covenants. He stated that the Board will seek three new members to replace three members whose terms are expiring. The President's Report was approved.

Treasurer's Report: Russ Craig presented the Treasurer's Report. The annual budget will be voted on by the new Board following the Annual Meeting. Russ reported that the invoices for 2007 had been distributed in April and that more than 30% of the payments had been received already. The Treasurer's Report was approved.

Committee Reports:

- Architectural. David Sager reported that some routine approvals had been granted and that there were no denials or appeals currently pending.
- Landscaping. The Board is seeking new members of the Landscaping Committee. The Board intends to focus on long-term maintenance issues in the coming year. The Board and the Members present approved by acclamation a proposal provided by Bartlett Tree Experts to perform significant repair and maintenance work on approximately 140 trees in the eastern entrance monument. The work will include removal of excess mulch, removal of wire and rope around the trunk base, and cutting of girdled roots (where necessary).
- Communication. David Sager is seeking input for the next issue of the newsletter.

New Business: The Board has communicated with the owners of lot 15 concerning the continued presence of a commercial truck in violation of the Covenants. The owner has requested a hearing on the issue, and the Board will hold the hearing at its June meeting.

Old Business: John reported that the Board was successful in obtaining payment in full (including attorneys fees) of the past due assessments for Lot 42 and that the Association's liens on that property had been released. Chrysa Thear asked the Board to follow up on prior attempts to get improvements to the appearance of McDonnell Construction property adjacent to the western entrance monument.

Election of New Board Members: The Members by floor vote elected three Directors for a term of three years each: Randy Sands, Lisa Barksdale, and John O'Loughlin.

Adjourn: The meeting was adjourned at approximately 8:00pm. The next meeting of the Board is scheduled for June 12, 2007, at 7:00pm at the Longwood Recreation Center.