

# **BFHOA Meeting Notes**

## **August 13, 2003**

### **Board Members in Attendance:**

Kerry Hemphill, Arthur Levine, Tim O'Connell, Martha Rakhshan, Sharon Wesolowski, Mike Wiercinski

### **Home Owners in Attendance:**

Gwen Crane, David Sager, Jon Auerbach

### **Call to Order**

The meeting was called to order at 7:00 pm with (6) Board Members present.

### **Secretary Report**

The secretary's notes from the May 14, 2003 meeting were reviewed.

Two changes were noted:

1. Architecture Committee report:  
Original sentence: Please take note, temporary structures (example: sheds) do not require approval from AERC.  
Modified sentence: Please take note, temporary structures (example: playhouses) do not require approval from AERC
2. Landscape Committee report  
Original sentence: There are 7 trees fronting home owner's property that are dead.  
Modified sentence: There are 2 trees fronting home owner's property + 5 other trees that are dead.

A motion was made to accept the treasurer's report with the 2 modifications.

**Vote: 6/0**

### **Treasurers Report**

Mike W. provided budget information, including written documentation.

1. The HOA CD is due up for renewal in 2 months. Mike checked and the CD will provide better return than money in the market.
2. All but 13 of the HOA have paid the 3<sup>rd</sup> QTR dues. One home is very outstanding with their payment. We agreed to try to speak with the home owner one more time prior to contacting a collection agency.
3. Todd Greenstone's landscaping work is within our budget.

A motion was to accept the treasurer's report.

**Vote: 6/0**

### **Committee Reports**

#### Architecture

Members: Debbie Stine (chair), Sheila Marks, David Sager, Reza Rakhshan

David S. spoke for the team at the meeting.

1. The Architecture Change Request Form was updated to provide proper legal wording.
2. Tim O. will review the form and will communicate any comments to AERC through email.
3. A house addition, sidewalks and swimming pools were approval since the last meeting.
4. The AERC form will be on the BFHOA website.

### Landscape

Members: Gwen Crane, (chair), Chrysa Thear,  
Gwen C. spoke for the team at the meeting:

1. Projects are in progress.
2. Kim Wanderly has resigned from the committee.
3. There is a need for another person in the community to take the responsibility for Bordly extended. In particular, the community should be in touch with Montgomery County Officials letting them know we want signs posted notifying drivers they are driving through a community with children, etc. The position requires a person to be on the phone.
4. Monument
  - \$500 – 1600 budget for a design
  - have the bidders for the contract estimate their prices – but hold total cost to \$15K.
  - A few meeting attendees suggested the monument be identical to the front monument.
  - The board will make the decision about the monument –the community will not vote.
5. The “Building a new Monument” Process.
  - Select 1 Landscape Architect.
  - The Landscape Architect will provide 3 ideas + estimated costs.
  - Board will choose one of the 3 options.
  - Get 3 bids to implement the monument.

A motion was made to accept the The “Building a new Monument” Process.

**Vote: 6/0**

### Communication

Members: Martha Rakhshan (chair), Dottie Auerbach, Colleen Craig, Pam Cyr, Deb Helen, Art Levine  
Martha R. spoke for the team at the meeting:

1. Martha reminded everyone the deadline for the September newsletter was August 24.

### By-Laws

Members: Susan Garfield, John O’Loughlin, Bret Stine, Chrysa Thear, Reza Rakhshan  
The committee has not met yet.

### **President’s Report**

1. Kerry noted that Drew F. has not attended the last 2 meetings nor the non-required meetings. Kerry corresponded with Drew and was told by Drew that he was working out of town and may possibly come back sometime next year.

A motion was made mark Drew Flynn’s board position as vacant. The position will not be filled until the 2004 board election.

**Vote: 5/1 = Martha Rakhshan**

2. Kerry addressed the need to have a person take ownership of Bordly Drive for the community. The person needs to contact Montgomery County police to deal with traffic pattern and to have a strong relationship with the police. We need a favorable relationship with police so that they understand our needs + then would be willing to help protect our community. Kerry took the assignment.

### **Old Business**

None

## **New Business**

1. Henry appeal– The board discussed the pros/cons of the proposed fence.

A motion was made to accept the appeal. Sharon would write a formal response and send it to the Henry's

**Vote: 1/4/1**

2. David Sager would like to join the bi-laws committee.
3. Email sent to the HOA website must be periodically checked. Tim O. agreed to take the first 3 months.

## **Open Forum**

Gwen C. noted as a home owner she would want the HOA to be on top of the events surrounding our community. Prior to attending the HOA meetings, Gwen was under the assumption that the board was keeping up with incidents on Brighton Dam Road, the town of Brookeville and activities that would affect the community and she is disappointed that the board is not performing those activities.

A question has been raised from a home owner about what property is covered by the HOA insurance. The HOA has insurance on all common property. Easements do not apply as common property.