

Minutes of the September 11, 2013, Board Meeting of the
Brookeville Farms Homeowners Association
Wesolowski Residence

Board Members Present: Russ Craig, Jim Hanson, John O'Loughlin , David Sager, Peter Schmidt, Bret Stine, Mark Wesolowski

Board Members Absent: Randy Sands

Homeowners Present: Chuck Adams, Debbie Stine

Call To Order: The meeting was called to order at 7:00 pm with seven (7) Directors present.

Secretary's Report: The Minutes from the June 11, 2013 Board Meeting were reviewed and accepted with one revision.

Treasurer's Report:

- The HOA finances were reviewed.
- Two homeowners still owe HOA dues for their property for multiple years. Action will be taken. A decision will be made at the next meeting. Options include:
 - Foreclosure - If the mortgage amount is larger than the value of the house, the mortgage holder may block this option. A search has been requested to obtain the mortgage amounts.
 - Obtain the services of a debt collection agency – The amount recovered is usually small.
 - Sue – If a suit is filed, only three years of debts can be collected.

Committee Reports

- Architectural
 - One deck request was submitted. Further information from the homeowner was requested. The request was withdrawn.
 - A fence complaint was filed. It was determined that both homeowners in the dispute had violated the HOA fence guidelines. Both homeowners will be requested to remove their fence.
 - Guidelines for Temporary Fencing will be developed.
- Landscaping
 - The pine trees on the HOA easement on Lot 1 have overgrown and are crowding the home. Estimates for tree trimming or tree removal were obtained. The homeowner will be contacted before proceeding.
- Communication
 - A July newsletter was published.

Old Business: None

New Business: None

Adjourn: The meeting was adjourned at approximately 8:40 pm. The next meeting of the Board is scheduled for 7:00pm, Thursday, November 14 at the O'Loughlin residence.