

**Brandywine Estates Homeowner's Association, Inc.**  
**April 11<sup>th</sup>, 2017 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:00pm by the Association President, Buz Underill. All board members were present with the exception of Van Reynolds.

**Current Board Members:**

Buz Underill - President

Mark Koontz - Vice President

Angela Taylor - Treasurer

James Coffey - Secretary

**Directors:**

Gloria Pazel

Paul Mouritsen

Ron Reeves

Van Reynolds

The following homeowners and guests were also in attendance: Brian and Sarah Verse, Lynn Koontz, Karen and Larry Wells, Joseph and Carl Del Prete and Susan Coffey.

**Approval of minutes:**

At 7:00, Paul Mouritsen made a motion to approve the March 14th minutes as presented. Angela Taylor seconded the motion and the Board approved with a unanimous vote.

**Treasurer Report:**

- Edie Holiday from Spectrum presented a proposal for a change to the current cable contract. After her presentation at 7:40pm, Jim Coffey made a motion to accept the cable contract changes as presented. Angela Taylor seconded. The Board approved the motion with a vote of 5-yes, 1-no and 1-abstain.
- Letters have gone out to notify 5 homeowners of potential liens being placed on their properties due to failure to pay their dues. Other homeowners have been contacted regarding changes in the dues amounts and the assessment that was approved during the annual meeting in December.
- Financial reports were discussed.

**Committee Reports**

**Recreation:**

- No update.

**Safety:**

- Speeding is a continuing issue and there seems to be no concrete solution.

**Landscaping:**

- Fences look good. After painting is completed, some board repair will be discussed.

**Architectural:**

- No updates.

**Equity Preservation Committee:**

- Buz Underill has volunteered to direct the storage of trailers near the stables.
- Camper on property at 4813 Union Cypress (Werking family). Paul Mouritsen will contact the owner.

**Stables:**

- Buz gave an update on the current situation with the stables. A court hearing will occur but the court date has yet to be determined.
- Mr. Jim Beetle will be representing the HOA in this case because he is familiar with the history of Brandywine Estates.

**Old Business:**

- The insurance company recommendations will be followed up by Buz. Angela will send him the actual deadline. It is believed that the required compliance date is May 7th, 2017.
- Ron Reeves will get an estimate for required tree trimming per the insurance recommendations. A motion was made by Mark Koontz to approve \$800 for tree trimming for insurance compliance. Jim Coffey seconded the motion. The motion was approved by unanimous vote.

**New Business:**

- Jim briefed the Board on the current condition of the racquetball courts.
- Jim briefed the Board on the situation with the tennis court and racquetball court keys. The prior custodian, Mike O'Rielly, was taking deposits for keys and did not maintain a list of persons or deposits taken. Paul Mouritsen will take over the issuing of the keys and replace the current locks. Jim will notify the homeowners via email about the changes occurring with the locks and coordinate with Paul. Paul will keep a list of each homeowner and ask if they previously paid a deposit for their key(s). Once a list is compiled, it will be brought to the board for further discussion.
- Van had sent in an email request to repair the tennis court awnings on the east end of the tennis courts. This issue was tabled until Van returns.

**The next meeting will be held on Tuesday May 9th at 7:00pm at the residence of Mr. and Mrs. Ron Reeves located at 4725 Sugar Creek Drive.**

**Adjournment:** At 8:20pm, Mark Koontz made a motion to adjourn. Paul Mouritsen seconded the motion and the Board voted unanimously to approve.