

Brandywine Estates Homeowner's Association, Inc.
July 11th, 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 Ron Reeves and Van Reynolds. Ron and Van arrived after the minutes from May 16th were approved.

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: Lynn Koontz, Jennifer Mecchella, Jason Werking, Sharon Underill, Richard Cornell and T. J. Kushner.

Approval of minutes:

At 7:00 PM, Paul Mouritsen made a motion to approve the May 16th minutes as presented. Angela Taylor seconded the motion and the Board approved with a unanimous vote.

Treasurer Report:

- Reviewed the current Balance Sheet, Profit and Loss and discussed overdue HOA dues. The assessment is that we are in good shape. Jeff Gates did not make his July 1 payment as previously agreed to. Angela will contact Mr. Gates to assess the situation.

Committee Reports

Recreation:

- Tennis court awning replacement was discussed. At 7:07 Paul Mouritsen made a motion to approve \$800 to fund the replacement of the awnings on the east side of the tennis courts. Angela Taylor seconded and the motion was approved by unanimous vote.

Safety:

- Dirt bikes have been riding around the neighborhood and not obeying the traffic signs.

Landscaping:

- Discussed hiring a contractor to mow the pastures and bridle paths. Buz is going to follow up with contractor(s) to refine the estimate. Angela Taylor made a motion to approve \$750 to fund an initial mowing of the pastures and bridle paths. Mark Koontz seconded and the motion was approved by unanimous vote. This should include the area behind 4755 Quail Run Place.

Architectural:

- House plans for a new home on Quail Run Place were approved for Mark Mallack. The architecture review fee was received by Buz Underill.

Equity Preservation Committee:

- There was discussion about enforcement of the trailer storage policy relating to boats in driveways. It is a difficult policy to enforce. The bylaws of 2002 added a fine.

Stables:

- The stable owner filed a motion to dismiss the “Motion of Ejectment.” This hearing is still pending.
- Buz on behalf of the Board requested mediation via the stable owner’s lawyer. He’s waiting to hear back.
- Current litigation costs to date have been \$2500.
- The payment for electric service from the HOA to the stable owner was discussed. Under the terms of the previous lease agreement the HOA paid the stables \$50/month for our portion of the stables electric bill. In November 2016 the board agreed to cease payment. The stable owner has requested a retro payment from December - June and that payment resumes. At 7:44 Paul Mouritsen made a motion to resume paying the \$50 per month to the stable owner, retroactive to December 2016. Mark Koontz seconded and the motion was approved by a vote of 7 to 1.

Old Business:

- The new Spectrum contract goes into effect on August 1, 2017.
- The tennis court keys are being distributed by Paul Mouritsen to all residents who desire them. At 7:50, Paul Mouritsen made a motion to have the Association provide keys to residents without a monetary deposit; to not change the current locks; and finally that the Association will not pursue repaying any resident that previously gave a deposit for a key because there are no records of those transactions. Mark Koontz seconded the motion and the motion was approved by a vote of 7 to 1.

New Business:

- Discussed the Waste Management dumpster that is in the common areas but was being used by the stable owner. The current cost is \$110 per month and it is not being used. At 7:54, Mark Koontz made a motion that the Board contact Waste Management to remove the dumpster from the property. Paul Mouritsen seconded the motion and it was approved by unanimous vote.
- Discussed updating the Brandywine logo. We will keep the current logo.

The next meeting will be held on Tuesday September 12th at 7:00pm at the residence of Mr. and Mrs. Buz Underill located at 2485 Grassmere Drive.

Adjournment: At 8:06 pm Paul Mouritsen made a motion to adjourn. Jim Coffey seconded the motion and the Board voted unanimously to approve.