

**Brandywine Homeowners' Association**  
**February 13<sup>th</sup>, 2018 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 6:58pm by the Association President, Paul Mouritsen. All board members were present with the exception of Sherry Covell.

**Current Board Members:**

Paul Mouritsen - President

Brian Verse - Vice President

Angela Taylor - Treasurer

James Coffey - Secretary

Buz Underill - Past President

**Directors:**

Gloria Pazel

Ron Reeves

Sarah Verse

Sherry Covell

The following homeowners were also in attendance: Jodie Hicks, Bill Slover, Jerome Wright and Mark and Lynn Koontz.

**Approval of minutes:** At 6:59pm, Gloria Pazel made a **motion** to approve the January 16th meeting minutes as presented. The motion was seconded by Angela Taylor. The minutes were then approved by a unanimous vote of the Board.

**Treasurer Report:**

- The balance sheets, profit and loss sheet and the dues overdue lists were reviewed.
- Jeff Gates met with Angela and Paul to discuss their non-adherence to our structured repayment plan. Angela clarified the amount owed by the Gates and how finance charges are calculated. Mr. Gates indicated his desire to bring his account current and indicated that he would speak with his wife about bringing the account current. A check was received from them on 2/13/2018 for \$200.
- The Knifleys are still delinquent. Jim Beadle was contacted and asked to proceed with filing a lien. Paul will inquire with him.
- Paul will continue to communicate with Spectrum to try to get an updated contract for the correct agreement. He sent a letter to our sales rep's supervisor initially to begin stating our situation of continued misinformation. The most recent bill from Spectrum reflects the removal of the increase that was received last month.
- We received and paid a bill to Jim Beadle for \$6132.50.
- At 7:05pm a **motion** was made by Buz Underill to approve the financial reports as presented. Gloria Pazel seconded and the Board approved by a unanimous vote.

**Committee Reports**

**Recreation:**

- There was discussion of possibly having a picnic for the neighborhood. It would likely be in the month of May. Sarah will start some coordination efforts with Gloria and Angela.

**Safety:**

- Paving is underway as of today.
- Many folks continue to speed in the neighborhood.
- Gloria will look into what it would take to install speed bumps.

**Landscaping:**

- No updates.

**Architectural:**

- No updates.

**Equity Preservation Committee:**

- No updates.

**Stables:**

- There has been no movement by the stable owner towards an agreement with the HOA. Lawyers have been meeting. Some homeowners attempted to speak with the owner about the terms of the agreement, but were unsuccessful. It has been observed by Paul that there are 5 horses in the stables. 3 of the horses are not the owner's. Furthermore, the owner has been disposing of manure in the garbage. Pictures were taken and will be submitted to the county. The owner is in violation of the court ruling by housing additional horses because they are using HOA property to move them in and out of the stables. The HOA has been lenient about allowing the owner to house her own horses, but legally, there is no provision for access to the property at all. Paul will approach Jim Beadle about enforcing the current restrictions that are in place. We may need to press charges for trespassing to get the horses out of the stables and mitigate the manure disposal. TJ Kushner's boat is still under the wash rack.

**Old Business:**

- The removal of Buz Underill as bank signatory and addition of Paul Mouritsen as bank signatory is still pending execution as it was approved last month.
- No update on the proposed HOA directory from Julie Beck.

**New Business:**

- New Neighbors: Gloria and Angela are working on an information flier/pamphlet to give to new homeowners. Gloria is buying 5 plants for new homeowners and the Verses.
- Driveway for Jerome Wright: Buz discussed the proposal of the recommended plat change for lot 57 to be presented to the county. The proposal involves swapping a 900 square foot parcel between lot 57 and the HOA's landscaping easement. At 7:51 pm, Buz made a **motion** to approve a proposal for the exchange of parcel 'A' for parcel 'B' on the enclosed drawing, to allow the lot owner of lot 57 to build a driveway off Brandywine Lane and the lot owner will be required to maintain the 30' strip along Brandywine Lane and the lot owner of lot 57 shall convey an easement for the existing pump house. The motion was seconded by Brian Verse and the Board approved by unanimous vote.
- Treasurer Laptop: Angela presented 2 quotes for a new dedicated laptop for the Treasurer position. Several options were discussed. At 8:06 pm, Ron made a **motion** to approve \$800 for the purchase of a new laptop for the Treasurer. Gloria Pazel seconded and the Board voted unanimously to approve.
- A discussion took place regarding the racquetball court and what to do with it. It was noted that money was approved to repair the entry step, but nobody really uses the courts anymore. Paul agreed to get estimates for partial and full demolition.

**The next meeting will be held on March 13th at 7:00pm at the residence of Mr. and Mrs. Reves located at 4725 Sugar Creek Drive.**

Adjournment: At 8:14pm, Paul Mouritsen adjourned the meeting.

