

**Brandywine Homeowners' Association**  
**April 10<sup>th</sup>, 2018 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:00pm by the Association President, Paul Mouritsen. All board members were present.

**Current Board Members:**

Paul Mouritsen - President  
Angela Taylor - Treasurer  
Buz Underill - Past President

Brian Verse - Vice President  
James Coffey - Secretary

**Directors:**

Gloria Pazel                      Ron Reeves                      Sarah Verse                      Sherry Covell

The following homeowner was also in attendance: Jodie Hicks.

**Approval of minutes:** At 7:03pm, Sherry Covell made a **motion** to approve the March 13th meeting minutes as presented. The motion was seconded by Brian Verse.. 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 presented.
- Jeff Gates paid his balance.
- Letters have been sent to Knifley, Frey and Tirado regarding late dues. Also Mr. Tirado had a check returned due to insufficient funds. Paul will be following up with Mr. Tirado.
- Paul will follow up with Jim Beadle regarding the status of the Knifley lien status.
- At 7:07pm Gloria Pazel made a **motion** to approve the treasurer's report. The motion was seconded by Ron Reeves and approved by unanimous vote of the board.

**Committee Reports**

**Recreation:**

- There will be a meeting about the HOA picnic on Thursday, April 12th at 6:30pm.
- A bounce house has been rented.
- Food will be coming from Woody's BBQ.
- Chairs for Affairs will be the source of rental tables and chairs. We will go with brown.
- Budget was discussed regarding the entire picnic.
- At 7:12pm, Ron Reeves made a **motion** to approve \$1500 to finance the HOA picnic. Sherry Covell seconded the motion and the motion was approved by unanimous vote of the board.

**Safety:**

- Gloria will look into what it would take to obtain and install speed bumps.

**Landscaping:**

- Ron was looking at the trailers in storage. The trailers all seem to have current registrations. There is a trailer that looks like it needs to be hauled.
- The grounds around the gazebo in the common area are being maintained.
- The island at the entry has a lighting post where the fixtures have fallen off and the bulbs are out.

**Architectural:**

- Standard applications are coming in for repairs and painting.
- Connie Beck's tree was taken down and hauled away. The stump remains. Buz will have a look at her lot to determine if there are enough trees on the lot.
- The Becks are waiting on approval from their insurance company to complete their application process for their roof.

#### **Equity Preservation Committee:**

- Sherry called the DPW to let them know they did a great job. They were very happy to receive that feedback and said they would pass it on to their contractor.

#### **Stables:**

- On Easter Sunday, Paul was showing a contractor the fences to be removed. He saw Patty loading manure and spoke with her. They informally discussed the proposed lease terms regarding the access to tract 'A' with or without a lease. Patty said that wasn't what she requested and she knew she needed a lease for that access. Paul gave her a copy of the proposed lease later that day. Patty stated she would get back to him the following day and she has not contacted him since.
- A week later, Paul ran into Patty and she stated she wasn't ready to discuss the lease. She talked about possibly selling the property.
- Patty's 2 horses remain in the stables and all other horses are gone.
- Jim Beadle says the next court date could be April or May to present a motion to dismiss.

#### **Old Business:**

- At the beginning of the meeting, Paul brought up the need to attach pictures of the proposed entry sign options. Jim will attach the pictures to the March minutes to post them on the website.
- Racquetball court repairs. Paul has an estimate from Sean Soltero to demolish the fences and the deck on the east side of the court and haul it away. The estimate was \$1050 to complete the work. At 7:24pm, Buz Underhill made a **motion** to approve \$1050 to have the removal of the deck and fences completed per the written quote. Angela seconded and the motion was approved by unanimous vote of the board..
- No updates on a new HOA directory. Julie Beck intends to work this project.
- It was agreed that the board will come up with 2 designs along with replacing the sign as it is and present the options to the home owners at the annual meeting. Buz recommended calling "Sign Access" to get a design and estimate.
- Bank Signatory updates completed.
- Jerome Wright's property sale is complete. Before the new owner can build, he must complete the land swap transaction.
- Paul has requested updated documentation on the Spectrum contract. The message received from Spectrum was that they "don't do that", meaning they don't re-issue contracts. After much discussion, Paul found that the old Brighthouse system and the new Spectrum systems don't "talk" with each other. The Spectrum minimum speed is 100MB. The board agreed to not follow up at this time. We anticipate a 5% rate increase in January.

#### **New Business:**

- The gate at the end of the access road to the stables has been taken off its hinges. The gate that Patty owned is gone. Paul will have the gates put back up.
- Trailer storage was discussed again. There are several trailers unaccounted for including a boat and a box trailer. The box trailer may be Diane Graham's trailer. The trees over the trailers need trimming. Ron has been filling the tires on that trailer. Brian will contact her to determine if she wants to do anything with the trailer. Ron will contact a scrap metal company about the one junk trailer that has been abandoned.

- Paul will speak with the Hurtado family regarding the trailer in their yard.
- There is a basketball hoop on the cul-de-sac at the end of Durango. Paul will look at the HOA Declarations and then speak with the Shultz family.
- Regarding the picnic, there are several volunteers working on it. Sarah, John, Jodie, Lynn, Gloria and Angela.

**The next meeting will be held on May 8th at 7:00pm at the residence of Gloria Pazel located at 4783 Split Rail Place.**

**Adjournment:** At 7:57pm, Paul Mouritsen adjourned the meeting.