

**Brandywine Homeowners' Association**  
**March 12<sup>th</sup>, 2019 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:03 pm by the Association President, Paul Mouritsen. All board members were present with the exception of Gloria Pazel.

**Current Board Members:**

Paul Mouritsen - President  
Angela Taylor - Treasurer

Bill Slover - Vice President  
Brian Verse - Secretary

**Directors:**

Gloria Pazel                      Ron Reeves                      Sarah Verse                      Buz Underill

The following homeowners were also in attendance: Mark & Lynn Koontz, and Greg Lapace

**Approval of minutes:** At 7:06pm, Angela Taylor made a **motion** to approve the February 12th meeting minutes as presented. The motion was seconded by Buz Underill. The minutes were then approved by a unanimous vote of the Board.

**Treasurer Report:**

- Jim Beadle drafted the letters to the top delinquent homeowners, but had not sent them yet. He will do that on 3/13/19.
- Mr. Tirado submitted a bank check for \$500 to address his delinquency. He is still over \$500 past due.
- Mr. Werking has requested the last two monthly statements be emailed to them.
- Mr. Armstrong contacted Angela with regards to questions about the 2019 Special Assessment. Paul replied to his request and directed him to the website where the meeting minutes are posted.

**Committee Reports**

**Recreation:**

- The remaining bill for the tennis court repairs (from Nidy) is being sent to Angela. The work is complete.
- Community Picnic date was moved from April 6th to April 13th.
- There was a discussion on if T.J. Kushner was contacted to look at the circuit breaker for the center tennis court lights that is tripping on a regular basis. Gloria had the action to contact him, but was not in attendance. Paul provided T.J.'s phone # and Sarah will contact T.J.
- Still no action to be taken to move the electric box.

**Safety:**

- No Report - Gloria not in attendance.

**Landscaping:**

- Meyer's Landscaping took out the dead pine tree in the pasture behind Buz's house. It was incorrectly billed to Ron's home address, he requested they send the bill to the H.O.A.'s P.O Box.
- Ron took down the various roped horse pens located at the North end of the pasture. Ron will ask Charlie of Palmetto Tractor to assess/mow.

- Mark Koontz commented on the addition of the new sod by the front entrance, saying it looked really good and has filled in well.

#### **Architectural:**

- Mr. & Mrs. Morrow have submitted a request to fence in their backyard. In order to go around existing trees, they are requesting to put the North side of the fence on the H.O.A.'s property. Buz is not in favor of this, as the fence (private property) would then be on H.O.A.'s property. At 7:18pm, Ron Reeves made a **motion** to deny the request. The motion was seconded by Angela Taylor. The motion to deny the request was passed by a unanimous vote of the Board.

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

- Picnic Tables: Bill has replacement wood cut for two tables. There are a total of 5 tables in the common area. Bill has not found electric power that works in the common area, and has been working by battery powered tools which has taken longer. After some research, Bill is replacing the existing pressure treated wood with white wood, (pressure treated wood is not allowed on picnic tables due to Arsenic). The decision was made to paint the new wood with the leftover fence paint. Bill will submit receipts to Angela once it is complete.
- Paul stopped and talked to Whitson about their unpainted mailbox. It will be painted to match the house.

#### **Stables:**

- No new discussion

#### **Old Business:**

- Sign replacement: The new sign should be installed by the end of the week (3/15/19). They were having some issues getting the paint to dry with the colder weather. Should be a one day install.
- The stable road still has about 3 to 4 truck loads of millings to arrive.
- Paul has noticed a # of horse trailers in the area, and there is a couple of new utility trailers by the stables. Bill has concerns about trailers with flat tires and that it is starting to look unsightly. Brian will look into the trailers and notify the owners of trailers that need attention.

#### **New Business:**

- Brian Verse contacted CNI who provided a quote (\$421) to upgrade the website to allow homeowners to have individual logins to access financial information. Minutes are currently posted to the website, but the financial information/treasurer reports are not. This kind of protected access would allow the board to post the financial information without allowing the public to view. Due to the sensitive nature of the financial documents, and the cost associated with updating the website, the decision was made to not pursue this. If a homeowner would like to see the financials, they can request them and the secretary or treasurer can email them directly.
- Tract A Riding trail: A homeowner complained about the state of the riding trail along the West side of the community. Paul walked the trail and took pictures to show the board. While no longer a true riding trail for horses, it was easily accessible, and not as overgrown as advertised. No action will be taken by the board.
- Pickleball court lines: While Paul and Sarah met with Nidy to inspect the final tennis court repairs, Nidy made the suggestion that they could add Pickleball court lines to the existing court(s). Nidy said it is becoming very common to do so, and the sport is

taking off. Brian Verse will send an email to the community to gauge interest. Sarah Verse will contact Nidy and get a quote to add the lines to at least one court.

- Greg LaPace was present and questioned the drainage issues at the front of the neighborhood after heavy rain. He had a lot of standing water (for about a week). Buz and Paul explained that there is no swale along Brandywine Lane to drain the water North or South. The construction of the new home has forced the county to address the issue. It turns out that the County installed the sidewalk incorrectly (on HOA property), and is working to address the issue. The County will present the plans to the board with an updated sidewalk and drainage plan. Buz stated the new homeowner is also looking at a system to pump the water to the correct location.
- Greg asked about the common areas, and who owned what property. He asked about installing a playground in the common area for the community kids, and if that had been looked at before. Paul said it had; and came with substantial cost associated with it.
- Greg asked about a backyard shed, and was informed that it was not allowed. Buz stated that the HOA tried to get that section removed from the bylaws a few years ago, but it did not get the 90% required votes.

Future board meetings are scheduled as follows:

- April at (4/9) will occur at the Slover residence - 4795 Quail Run Pl
- May at (5/14) will occur at the Pazel residence - 4783 Splitrail Pl
- June at (6/11) will occur at the Reeves residence - 4725 Sugar Creek Dr

**Adjournment:** At 7:50pm, the meeting was adjourned by Paul Mouritsen.