

Brandywine Homeowners' Association
November 10th, 2020 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:00 PM by the Association President, Paul Mouritsen. All members of the board were present with the exception of Bill Slover and Shawna Slate.

Current Board Members:

Paul Mouritsen - President
Angela Taylor - Treasurer

Bill Slover - Vice President
Brian Verse - Secretary

Directors:

Gloria Pazel

Ron Reeves

Sarah Verse

Shawna Slate

Immediate Past President: Buz Underhill

Approval of minutes: Ron Reeves made a **motion** at 7:00 PM to approve the October minutes as presented. The motion was seconded by Gloria Pazel. The minutes were approved by a unanimous vote.

Treasurer Report:

- Angela stated the list of accounts receivables got a little longer this month, but it was most likely due to the later timing of the statements getting mailed.
- Paul stated that he has tried to contact Gates on multiple occasions, but his phone calls have not been returned.

Committee Reports

Recreation:

- Sarah stated that the tennis court timers and lights had been repaired. She forwarded the bill on to Angela.
- Brian received an email on Thursday from Bob Machon stating that the knobs were missing timers, and that some of the lights were not working. Brian contacted Van Reynolds to see if he knew anything about it. He claimed the 1st night he played after the repair, the 2 of the knobs were gone, and the third was broken. Van believes the timers were very cheap quality.
- Paul said they need to be fixed. Brian said he made an initial search on Amazon and found possible replacements that didn't have a knob, but was unsure of what kind of rating is needed for those lights. It was agreed to have TJ Kushner look at them and see what he recommends.

Safety:

- No Report, usual speeders.

Landscaping:

- Ron asked if we'd like to get new mulch put down at the entrance, it was done this time last year (before the holidays).
 - Last year it was \$4125. Ron will get an estimate from Flawless, but believes it will be the same again.

- At 7:10 PM, Angela Taylor made a **motion** to approve up to \$4500 for mulch. The motion was seconded by Ron Reeves, and approved by a unanimous vote.
- Ron went back to Flawless and got an updated quote to remove the pepper trees from the West pond. The price was the same since the beginning of the summer: \$6000
 - Buz voiced concern about not clearing out too much on the South end.
 - Angela pointed out that there have been complaints from homeowners on the North end.
 - Buz and Ron agreed to walk the South end of the pond and mark what to remove. At 7:29 PM, Buz Underill made a **motion** to approve up to \$5000 for the pepper tree removal. The motion was seconded by Angela Taylor, and approved by a unanimous vote.

Architectural:

- No Report, a few more re-roof requests.
- Angela asked if there was any action on the anonymous complaint about Pallente's old house. Paul said he drove by, but it did not look finished yet.
- Buz stated that as long as they didn't take the foundation plants out, they are fine. There is nothing stopping them from putting plants here and there.
 - Angella believes the previous homeowners removed the foundation plants years ago.
 - Paul doesn't believe there is anything there to pursue.

Equity Preservation Committee:

- No Report
- Buz asked about an email that was circulating regarding Mallak's house.
 - Ron said the landscaping was very sparse, and there were a lot of weeds.
 - Buz reminded the board that the landscape company that initially installed the trees did not give them the correct size trees, and the board made the decision not to pursue it any further.
 - Paul asked Brian to send him Mallak's contact information, and he'll reach out to him.
- Brian stated that he had a homeowner complain about the mold/mildew on Gates' house and suggested maybe the board should make a pass through the entire neighborhood.
- Paul said there was a time the board had 2-3 people that would walk the neighborhood and send reminder letters if something needed attention, but hasn't been done in years.
- Paul will make an announcement at the annual meeting that people will begin walking the neighborhood, looking for compliance with "A, B, C, D, etc", and that homeowners can expect to begin getting letters.

Stables:

- Paul stated that Patti is not tearing down the stables. She has been removing stalls to make one large exercise area.
- Paul received an email from Patti recently. She had someone that expressed interest in purchasing the stables, and asked him to talk to them about a lease. Paul replied to her with the same response: That he will be happy to

discuss a lease as soon as a written agreement between Patti and the potential buyer is presented. He did not hear back.

- Paul said he talked with Patti at the stables one day and she had heard from a homeowner, that was at the last annual meeting, that the board would not discuss a lease even if a current homeowner was interested in buying. Paul said that was false, and said we will negotiate a lease with anyone that is reasonable.
- There has been no update from Jim Beadle about what the insurance company may have offered her. He should have an update on that before the annual meeting.
- Paul believes there will be a discussion at the annual meeting about repairing the fences. His opinion is that we still do not make any repairs.
 - Ron said there are a number of sections that are either missing or now leaning (Near Kushner and Jarvi).
 - Ron called a fence company about getting some repair estimates. They would not come out since they didn't install it, and recommended a general handyman-type person.
 - Paul stated that the person who initially installed them was a friend of Patti's.
 - Buz suggested looking for someone on HomeAdvisor. He has had very good luck with the contractors there.
 - Ron stated that he is not trying to fix major sections, just a few posts or boards here and there so that it looks complete.
- Ron stated that more boards have shown up near the tractor barn where he was stacking fence boards. It is suspected it came from Patti when she removed boards from the stable.

Old Business:

- Annual Meeting:
 - Brian said he called the church before mailing out the packets, and it was confirmed to be available. He will contact them again in a few weeks to get the key and give a rental check.

New Business:

- Scanning HOA Documents
 - Angela believes the board should look into scanning all of the documents to the cloud. She has a few boxes, Brian has a few, Buz and Skip Wren also have some.
 - It had been discussed in years past, but nothing has materialized.
 - Paul stated that in addition to that, we also want to re-type the declarations so that they are in a more readable format. The copies we have (and on the website) are not very clear.
 - Paul believes the cost was ~\$70-\$90 a page for a legal document. Buz stated it should be cheaper than that with today's dictation software.
 - Angela said she and Gloria will work on getting quotes for the scanning and dictation of the documents.
 - Angela asked what the retention time frame for our records are, and thought that maybe a question for Jim Beadle. Paul believes for a corporation, it is 10 years, individuals are only 7 years.

- Brian stated that the Google account only goes back to about 2016.

- The next meeting will be the Annual Homeowners meeting, held on December 8th at 7 PM at the Old Regular Baptist Church on Brandywine Lane.

Adjournment: At 7:47pm, the meeting was adjourned by Paul Mouritsen.