

Brandywine Homeowners' Association
February 9th, 2021 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:00 PM by the Association Vice President, Buz Underill. All members of the board were present with the exception of T.J. Kushner and Zohe Quintero.

Current Board Members:

T.J. Kushner - President
Jodie Hicks - Vice President
Brian Verse - Secretary

Buz Underill - Vice President
Angela Taylor - Treasurer

Directors:

Gloria Pazel, Ron Reeves, Sarah Verse, Shawna Slate, Zohe Quintero

Immediate Past President: Paul Mouritsen

The following homeowners were also in attendance: Josh & Iliana Richolson, Rich Hurtado, Renee Williams, Lynn & Mark Koontz

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

Treasurer Report:

- Angela stated that the Gates have paid all back dues, and pre-paid all dues for 2021. This included Jim Beadle's fee for sending a letter (\$156.95). She said the HOA currently has 8 homeowners that have paid in full for this year.
- Angela said she sent the monthly bills out a little later than usual last month, so the list does appear larger.
- Paul asked about the Chungs; Angela expects a check in the next month, as they usually go a few months between payments.

Committee Reports

Recreation:

- No Report

Safety:

- No Report

Landscaping:

- Front entrance mulch has only been completed on the North side. Ron stated that the supplier had a mulch fire, and Flawless is waiting to get more mulch. It should be completed this week.
- No update on the fence repairs or racquetball doors. Ron has not had time to follow up with the handyman (He has been working a lot of overtime). He will circle back, and follow up this coming month.

Architectural:

- No Report

Equity Preservation Committee:

- No Report

Stables:

- Paul noted that Patti has not continued the demolition of the South barn, he is not sure what her plans are at the moment.

Old Business:

- Scanning & Re-typing of HOA documents:
 - Angela contacted one of the three people that she got an estimate from; to proceed with the work. After going back and forth with the lady, she eventually did not get a response. Angela has moved on to one of the other quotes.
 - This effort is to retype the following documents: architectural, bylaws, deed restrictions, and articles of incorporation so that they are easy to read and clean/searchable PDFs (86 pages in total).
 - Buz believes he may have had the architectural retyped recently.

New Business:

- North Pond Brush Removal
 - Ron stated that Flawless should be starting this week.
 - Buz asked Ron if he'd seen the email Mr. Sockbeson sent. Ron said he had. Angela stated that the HOA didn't initially say "no" to the project based on finances, but there was an aesthetic reason for leaving the trees. Paul stated that no homeowner should be reimbursed for work without coming before the board and getting approval first. Ron stated that other neighbors had asked him about removing pepper trees at the annual meeting, and were told they could. Angela and her neighbors routinely remove pepper trees from the riding trail behind their homes.
 - Iliana Richolson asked if the City should be called for anything beyond the barbed wire fence. Angela stated that is private property, the barbed wire fence is to keep the cows in. Josh Richolson said the pepper trees have taken down some of that fence. Angela said she will try to get in touch with the owner (Platt) and notify them.
 - Paul asked who should send a response to Steve; Ron said he would reply to the email.
- Non-Homeowner with a Tennis Court Key
 - Brian stated that he got an email from a resident who observed a non-homeowner drive in and open the courts. Shortly after, Van Reynolds arrived to play with them. Brian stated that this has happened before.
 - Paul suggested a reminder that the use of the amenities requires a homeowner's presence. He does not think it is a big deal as long as no damage is occurring to the courts. The board agreed that an email was a good idea. Brian will send out an email.
- Neighborhood Directory
 - At the annual meeting, Julie Beck said she was still interested in working on a neighborhood directory.

- Angela stated that years ago the neighborhood had a directory with the homeowner's info, interests, # of kids, and if they were willing to baby or pet sit.
- Julie told Angela she was willing to go door to door and ask again. Angela will send Julie an email and remind her.
- Paul questioned if people today would be open to giving their information for this purpose. He suggested we send an email to the homeowners and find out the level of interest.
- Angela said our domain name for the website was expiring. She renewed it with CNI for two additional years. (\$40). Renee Williams said she would like to help out with the webpage and hosting going forward.

Paul asked if anyone attended the Towncenter "meeting" that was held at a residence back on Ranch Road. Sarah said she went, and that the man answering questions was one of the gentlemen that had met with the board at Paul's house. Sarah said there is a facebook group for "Police Foundation West", and someone streamed it live. It is still on that group's facebook page. Sarah didn't think he said anything new. He did confirm there will not be a road connecting to Brandywine Lane. He said some plans had changed due to COVID, but Phase I was the apartments. They are still in talks with a major grocer down the line.

Renee Williams asked about the Stables, and what has happened with them. Paul stated that Patti has a permit to demolish the South barn. She started, then stopped. Angela explained that Patti owns the stables, and it is a completely separate entity. Angela stated that she doesn't want to sign a lease with the HOA.

The next meeting will be held on March 9th at 7 PM at the Williams' residence; 4795 Quail Run Place.

Adjournment: At 7:35pm, the meeting was adjourned by Buz Underill.