

**Brandywine Homeowners' Association**  
**May 11th, 2021 Board Meeting Minutes**

**Call to Order:** The meeting was called to order at 7:00 PM by the Association President, T.J. Kushner. All members of the board were present with the exception of Shawna Slate.

**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: Lynn Koontz.

**Approval of minutes:** Paul Mouritsen made a **motion** at 7:02 PM to approve the April minutes as presented. The motion was seconded by Ron Reeves. The minutes were approved by a unanimous vote.

**Treasurer Report:**

- Angela stated that the past due list is longer this month. A number of homeowners who have autopay are on the list. It is assumed to be timing and delays with the post office. Angela said the last time she checked the P.O. box, there were checks dated from weeks earlier.
- Angela said that Hamke's house is due to close in July. Worst case, their back dues will be paid then.

**Committee Reports**

**Recreation:**

- Sarah did not hear back from any more painters. She questioned whether the courts really need painting. It is going to cost a lot of money to either re-paint or to knock it down. No one is using them, that we know of.
- Ron said he is "striking out" trying to find someone to rebuild the court doors. He never heard back from the previous handyman that was supposed to come back and do the work.
- Ron suggested getting the doors fixed, and then see if the courts get any use before spending the money to repaint. Buz suggested Southeast Doors and/or Door Gallery. Zohe has a handyman, she would see about having him look at it. TJ also has one he will contact.
- Ron's 2nd quote to repaint was from Regal Custom Painting: \$1895 for the outside, \$1995 for the inside, and \$1695 for the floors and re-paint the lines.
- Sarah said a homeowner asked if there were plans for a neighborhood garage sale. It was suggested the 2nd or 3rd week in October when it's cooler. We could send out an email, and whoever decides to participate can participate.

**Safety:**

- Gloria ordered a couple yellow SLOW signs. They come with legs that go into the ground, or they can be attached on a pole. The total was \$47 and should be in later this month. It was suggested to put them on the main drag closer to the front of the neighborhood.

#### **Landscaping:**

- Ron stated that Charlie will be here to cut the pastures later this week.
- TJ and Ron did repair some boards last week. \$280 was spent on boards. The extra boards are in the wash rack.
- Zohe asked if she could cut the pepper trees down behind her house, she was told she could.

#### **Architectural:**

- No Report.
- Angela stated that Delosangeles has a sign in their yard for a roof company, and asked if Buz had received an approval from them. Buz was unsure, but we do have their email address. Brian will verify.

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

- No Report.
- T.J. stated that he sent Shawna the excel sheet they had used previously.

#### **Stables:**

- Buz said he talked to his guy who expressed interest in a stable. He was going to call Patti and make her an offer, but had not done so as of Saturday. The gentleman said he ran the numbers again, and did not think it made financial sense with only 10 horses. However if there was a group of 4 or 5 people who wanted to go in together, he would be interested in that.
- Buz said the next thing to do, would be to find out what it would really cost to build a 10 stall barn with common area bathrooms. He estimates ~ \$90k. Buz believes there is enough interest, it would just take effort and time.
- T.J. stated that Patti contacted him and asked about the poles on the North end of the pasture (that Wally had previously used to make small pens). She wanted to use those poles to put around her area (the dirt where her 2nd barn once stood). She later said not to worry about it, as she has a buyer and they would use a chain link fence.
- Buz asked what the new owner was intending to do with it; it can't be used for horses anymore (not a full acre), and is zoned PUD. T.J. did not know. Buz suggested the HOA try to head this off now instead of getting into litigation later with a new owner. The new buyer may not understand the restrictions of that property, and that it needs to meet architectural review. Buz stated it is a Tract, not a Platted lot, and that we'd have to see what can really be done.
- Buz stated that if the new buyer gets title insurance and has an attorney review it, then they may understand the limited access/rules of the property. However this is not something a new owner may do, and we shouldn't assume Patti will relay accurate information.

**Old Business:**

- Re-typing of HOA documents:
  - Angela still needs to make the updates. When complete, she will send them to Brian and he will upload them to the website.
- Neighborhood Directory:
  - No update. Brian has not heard anymore from Renee Williams. Shawna has not heard anything either.

**New Business:**

- None

The next meeting will be held on September 14th at 7 PM at the Kushner residence; 4782 Splitrail Place.

**Adjournment:** At 7:43 PM, the meeting was adjourned by T.J. Kushner.