

Brandywine Homeowners' Association
March 8, 2022 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:00 PM by the Association Vice President, Mike O'Reilly. All members of the board were present, T.J. Kushner attended via virtual video.

Current Board Members:

T.J. Kushner - President	Angela Taylor - Treasurer
Mike O'Reilly - Vice President	Iliana Richolson - Secretary

Directors:

Buz Underill, Gloria Pazel, Ron Reeves, Zohe Quintero, Shawna Slate

Immediate Past President: Paul Mouritsen

The following homeowners were also in attendance: Jim Coffey, Josh Richolson, Michael Williams, Mark & Lynn Koontz.

Approval of minutes: Mike O'Reilly made a **motion** at 7:05 PM to approve the February 8, 2022 meeting minutes as presented. The motion was seconded by Buz Underill. The minutes were approved by a unanimous vote.

Treasurer Report:

- Angela discussed residents that are past due on their HOA fees and also discussed the current financials.
- T.J. asked if there was an opportunity to try to build more reserves as we go.
- Angela stated that before it is determined if we have the cash, we have to determine what the needs are. Mike agreed. As per the last meeting it was agreed to the fences.
- It was agreed the board would create a list of upcoming projects and the cost for those projects.
- It was discussed whether or not the board had the authority to spend significant amounts beyond the approved budget. After a significant discussion it was agreed that the board should seek homeowner input before making significant expenditures beyond the approved budget.
- Angela reported the HOA's cash balance is approximately \$60,000 and approximately \$30,000 would be available for projects.
- Buz suggested we have a reserve study and establish a value and then we figure out what is needed each year so the money could be available. The items requiring reserves are minimal: the entrance sign, tennis courts, lights, racquetball courts, wash rack and fences.
- Other possible reserve items include: gazebo, restroom, sprinklers. T.J. estimates these projects would cost \$200,000.

- Mike suggested that we divide this up and take a stab at it amongst ourselves by the next meeting. If we think this won't work then we can look for a professional versus us.

Committee Reports

Recreation:

- Mike reported the tennis court lights were adjusted.
- Mike asked about getting the landscape folks to spray the weeds inside the tennis courts.
- Paul mentioned the porta john was delivered this afternoon. They will send the invoice on a three month basis at about \$96.00 a month.

Safety:

- Gloria nothing to report with the exception of the speeders.

Landscaping:

- Ron, nothing to report.

Architectural:

- Buz, nothing else to report.

Equity Preservation Committee:

- Nothing to report.

Stables:

- T.J. reached out to Harmony Farms and they were not interested.

Old Business:

- Paul asked if T.J. moved his boat. Jim confirmed he has not moved it. T.J. said he has not been home to move it.
- Mike asked if the chickens had been removed by the homeowners. The initial letter sent to the homeowners had a suspense date which has passed. Mike requested to send an email requesting the homeowner to confirm if the chickens have been removed. He would like to see a formal response with a date. Angela asked T.J. to reply to the homeowner's email requesting a confirmation. T.J. confirmed with the same homeowners regarding the waste management removing the dumpster bag outside of their front lawn.
- Angela will send a letter to Legge regarding the past due status of their HOA fees.

The next meeting will be held at Paul's home at 2480 Brandywine Lane on Tuesday, April 12, 2022 with an option to call in via Google Meet.

Adjournment: At 8:10 PM, the meeting was adjourned by Mike O'Reilly.