

Brandywine Homeowners' Association
May 10, 2022 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:02 PM by the Treasurer, Angela Taylor. All members of the board were present except for T.J. Kushner, Mike O'Reilly, and Shawna Slate.

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: Paul and Aileen Mouritsen, Mark and Lynn Koontz.

Approval of minutes: Angela Taylor made a **motion** at 7:03 PM to approve the April 12, 2022 meeting minutes as presented. The motion was seconded by Paul Mouritsen. The minutes were then approved by a unanimous vote.

Treasurer Report:

- Angela stated that there are a lot of homeowners with past HOA dues for the current month. A notice was sent out to one homeowner that is past due \$461.00. Angela mentioned that the possible reason for a lot of homeowners being past due is because she was late in sending out the statements, which are not required but have been sent out as a reminder.
- Angela mentioned she is keeping an eye on the HOA primary account as she noticed there were \$65.00 charged in service fees. A fraud case was filed and the bank is in the process of investigating the error.

Committee Reports

Recreation:

- Mike was not in attendance - nothing to report.

Safety:

- Gloria had nothing to report with the exception of the speeders and that she has a couple of new "no speeding" signs to put out to replace the damaged signs.

Landscaping:

- Ron, nothing to report.

Architectural:

- Buz, nothing to report.

Equity Preservation Committee:

- Gloria mentioned that the equity preservation committee took about 2 hours to inspect the entire neighborhood. The committee noticed a lot of things that need to be taken care of. The committee agreed to send out a general email notice as a reminder to all homeowners prior to going back out to do a second inspection. The inspection will include front yards, trash cans and any landscape overgrowth etc.
- As a reminder to homeowners, significant landscape changes require committee approval.

Stables:

- T.J. was not in attendance - nothing to report.

Old Business:

- Ron provided various suggestions and companies for the wash rack and fence repairs. He will gather quotes for each and provide back to the board for review.
- Ron also mentioned that there is a tree and branches above the wash rack that need to be removed, at \$475.00. The board were all in favor of proceeding with the removal.

New Business:

- Angela mentioned that a future homeowner was requesting to park their RV in the storage space, but due to the limited available spaces what is it that we can do to free up additional space. Buz suggested that we could possibly remove some trees to allow for more space. The board also suggests that number signs get issued to each space and the homeowner using the space.
- Paul mentioned that homeowners are also allowed to park along the fence if spaces are full.

There are no meetings scheduled for June, July and August. The next meeting location is to be determined. Next meeting is scheduled for Tuesday, September 13, 2022.

Adjournment: At 8:05 PM, the meeting was adjourned by Angela Taylor.