

Brandywine Homeowners' Association
March 14, 2023 Board Meeting Minutes

Call to Order: The meeting was called to order at 7:00PM by President Buz Underill. All members of the board were present with the exception of Iliana Richolson.

Current Board Members:

Buz Underill - President

Angela Taylor - Treasurer

Paul Mouritsen - Vice President

Iliana Richolson - Secretary

Directors:

Gloria Pazel, Ron Reeves, Zohe Quintero

Immediate Past President: T.J. Kushner

The following homeowners were also in attendance: Michael Williams, Mark & Lynn Koontz, Jodie Hicks, Karen McKenzie, David & Tammy Bond, Nicole & Stephen Williams, Dave Tartaro

Approval of minutes: Buz made a **motion** at 7:01 PM to approve the February 15, 2023 meeting minutes as presented. The motion was seconded by Gloria. The minutes were then approved by a unanimous vote.

Treasurer Report:

- Angela stated that there are two account receivable reports:
 - 1st - Past due Accounts (HOA Fees). Total 2K past due.
 - 2nd - Special Assessment (past due) 23 homeowners have not paid or have not completely paid the full amount as of March 1. Total 22K past due. The board suggests emails get sent to those homeowners that have not paid.
- Angela mentioned we are not upgrading Quickbooks.

Committee Reports

Recreation:

- On behalf of Mike, Buz mentioned that the timers on the courts will be changed tomorrow.
- Pickleball and racquetball are about the same length. Buz suggested Mike get a quote for a portable net to place in the racquetball court when homeowners want to play pickleball.

Safety:

- Gloria mentioned the usual speeders need to slow down and to watch out for the new signs.

Landscaping:

- Ron stated that he will take down the few stand alone light poles over by the north pasture.
- Ron is meeting with Remsburg Cattle Company and the tear out of the fences will begin this week, and two dumpsters will be placed in the pastures to dispose of old fences.
- Ron mentioned he has requested a professional Survey on track A along the line of the fences. The board passed a **motion** for Ron to spend up to \$4K on the Survey.

Architectural:

- Buz nothing to report with the exception of roof application requests.
- Buz mentioned there is a meeting scheduled with the new homeowners on Sugar Creek Dr.

Equity Preservation Committee:

- Gloria mentioned that due to weather the committee had to reschedule. The committee will set up another time and present violations at the next meeting.

Stables:

- Buz mentioned the property that is for sale sign on Paty's property. TJ called Buz this morning that a broker called him and wanted to offer the sale of the property to the association and if there is any interest from the association in buying the property. Paty is asking 65K for the property. There are also several interested Brandywine homeowners that are interested in buying the property.

Old Business:

- Nothing to report

New Business:

- Angela requested she needs a motion to update the signatures in the bank accounts (remove Paul and add Buz)- **motion** was passed.
- Buz mentioned to post unapproved annual meeting minutes in draft format. **Action:** Iliana to post "draft" annual meeting minutes on the website.
- Homeowner stated that Spectrum will grant Brandywine homeowners access to 300 meg speed if you call them directly. **Action:** Iliana to send an email to all homeowners that they should contact Spectrum if they want to upgrade their internet service.

Adjournment: At 7:50 PM, the meeting was adjourned by Buz Underill.