

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: April 17, 2014
Session #10

Call to order: Lakeview at Brandywine HOA meeting was held at the community clubhouse located at 7405 Sudley Ave, Brandywine, MD 20613. The meeting convened at 6:00pm, Chairperson Tami Langhorne presiding.

Members in attendance:

1. Tami Langhorne- President
2. Lee Russ- Vice President
3. Renee Salmond-Treasurer
4. Sonya Anyaka-Secretary

Guest in attendance:

- Homeowners of the Lakeview at Brandywine Community

Approval of Agenda

Tami Langhorne motion that the agenda be approved. Rene Salmond second that motion. The motion was unanimously approved by the board and distributed.

Approval of Minutes

The minutes from the previous meeting on February 25, 2014 was unanimously approved by the board. The Board unanimously approved to put the February 25, 2014 minutes on the community website.

Open Issues

Community Security- Corple Loring Report- Tami Langhorne (President) explained.... How can we secure the community? It was explained that we have a reserve that we cannot use for security due to unexpected cost that may occur in the future. Such as clubhouse and pool upkeep and damages that may happen due to bad weather. To have live security in the community; The options are; with 184 homeowners the Board can impose a special assessment in the amount of \$114.75 or the Board could increase monthly assessment by \$10. Or with 189 homeowners monthly assessments will increase to \$151.00. Another option is high quality cameras will cost the community approximately \$3,000 per month. To gate the entire community it would cost the community \$100,000.00. Tami Langhorne (President) researched possible grants provided by the state that may be provided to our community for security. Unfortunately, there were no grants available.

Open Session (3 min per homeowner)

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Grill Picnic area removal

New Business

- Trash, yard waste disposal, and storage of trash cans- Renee Salmond (Treasurer) stated that all trash cans must **NOT** be visible to the street and that all trash around the yard and the home must be picked up and disposed.
- **Grill Picnic area removal-** Lee Russ (Vice President) proposed that the grill and the bench be moved to the common area on the side of the clubhouse. All voted and unanimously agreed.
- Proposal for a noise barrier/fence –county response for reconsideration- Tami Langhorne (President) stated that she spoke to the county about a noise barrier/fence. She is waiting for a response from the county.
- **Party Rentals** – Proposal to include organizations, to be reviewed on a case-by-case bases. All voted and unanimously agreed.
- **Pool age requirement-** Proposal to change the age requirement- Renee Salmond (Treasurer)- purposed that children under 15 should be accompanied by an adult. This subject was tabled for further discussion and will be addressed at the next meeting.
- **Treasurer Report/Budget Overview-** Treasurer Renee Salmond gave an update, as follows- as of the end of March 2014 there were 45 delinquent homeowners. The total delinquency amount is \$61,767.00. 80% of these homeowners were at the stage to be referred to the community attorney for further collection action.
- **Phase III Construction-** Tami Langhorne (President) stated that the board asked the developer for contributions to upkeep the community. The developer advised that they would consider. Construction will be in the back of Nanjemoy and 59 homes, and a continuation of Owings Ave street will run in the back of Nanjemoy. A tennis court and basketball court will be built at the corner of Owings Ave and Nanjemoy Ave.
- **Open Session (3 min per homeowner)-** Homeowner-expressed concern about security. Officer Loring answered questions about criminal activity in the community. The board answered homeowners questions about additional street lighting, pool passes, and security.
- **Committee Report (Officer Loring Report) -** Officer Loring stated that recently on at the 7400 block of Nanjemoy drive...officer responded to a dispute and the officer was punched and 4 people was arrested. On the 8 of April of the 7500 block of Nanjemoy there was a break in. On the 14500 block of Owings there was a break in and the garage door opener was taken out of the car and items in the garage was stolen. December 22, 2013 there was a garage door left open on Calmer Manor and the church offerings were

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stolen. November 2013 the clubhouse was broken into. November 13, 2013 on the 7400 block of Nanjemoy strange car was stopped by police and was given a citation.

- **Neighborhood Watch Report-** Homeowners were invited to get involved and join the NWP.

End of Committees Final Report:

Closed Session

Adjournment: The meeting was adjourned at **8:10 pm.**

Adjournment for Closed Session:

HOA Business Conducted Outside of Open Meeting

HOA Board agreed to pay for baby pool repairs to filter.

Lee Russ resigned as Vice-President; Sonya Anyaka

Minutes submitted by: Sonya Anyaka-Secretary

Approved by: Board members Tami Langhorne, Lee Russ, Sonya Anyaka and Renee Salmond approved the April 17, 2014 meeting minutes. The minutes was approved unanimously and distributed.