

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: June 18, 2013
Session #6

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 May 19, 2013 was unanimously approved by the board. The Board unanimously approved to put the May 19, 2013 minutes on the community website.

Open Issues

No open issues

New Business

- **Contracts-** Chairperson Tami Langhorne stated that all contracts have been negotiated saving the community an estimate of \$30,000 and an annual savings of \$6,500. Chairperson Tami Langhorne mentioned that the Board will review the HOA liability insurance policy before the due date of August 1, 2013.
- **Signs-** dogs must be on leash and pick up poop- The board purposed to purchase 4 poop dog stations. This item was tabled until a cost proposal is presented to the Board for approval.
- **Open Session (3 min per homeowner)-** A homeowner-expressed concern about their back yard being on or near a storm water drain and or easement. The concern was clearly stated that the white vinyl fence would block the flow of water. The homeowner

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expressed the need to resolve this issue the best way possible. Another option would be to install a white rod iron fence so that the flow of water would not be obstructed. The Board advised homeowners that this issue will be researched and a response will be given at a later date.

- **Merging committees** – Chairperson Tami Langhorne proposed that the ground, facilities and the architectural and covenants committee. All three Board members agreed and one opposed.
- **Budget Overview-** Treasurer Renee Salmond gave an update as of the end of April the delinquency decreased from \$73, 385.73 to \$57,992.30. We are under budget \$7,500. There is \$8,125 in reserve. There is a reserve money market account in the amount of \$10,000 and an earned interest of \$1.06.
- **Ponds and fountains-**
- **Committee Report-** No report

End of Committees Final Report:

Closed Session

The meeting convened at 7:09pm, Chairperson Tami Langhorne presiding.

Homeowner “A” has a delinquent amount \$2,011.60 Homeowner is requesting to waive all late fees of \$73.50. The Board agreed to waive all late fees of \$73.50 with a stipulation of keeping the payment arrangements. If the homeowner default on payment arrangements the total amount of late fees will be added back on to the balance. The Board agreed unanimously that this is a one-time acceptance; there will be no further waiver of fees.

Homeowner “B” has a delinquent amount \$3,518.76 Homeowner is requesting to extend time to pay delinquent amount until the end of September 2013. The Board unanimously denied this request. The Board recommends the homeowner to establish a payment plan with attorney Michael Neall.

Adjournment: The meeting was adjourned at **7:00 pm.**

Adjournment: The closed session was adjourned at **7:43pm.**

Minutes submitted by: Sonya Anyaka-Secretary

Approved by: Board members Tami Langhorne, Lee Russ, Sonya Anyaka and Renee Salmond approved the May 19, 2013 meeting minutes. The minutes was approved unanimously and distributed.