

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: July 17th 2014
Session #11

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 7:00pm, Chairperson Tami Langhorne presiding.

Members in attendance:

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

Guest in attendance:

- Homeowners of the Lakeview at Brandywine Community

Approval of Agenda

Agenda items added: vandalism for front door; remove grill discussion; architectural rules for basketball courts; pool age requirement removed.

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

Approval of Minutes

The minutes from the previous meeting on April 17th, 2014 was unanimously approved by the board. The Board unanimously approved to put the April 17, 2014 minutes on the community website.

Open Session (3 min per homeowner)

1. Sign at Owings/Sudley broken; HOA has already put in a request with the county to repair

New Business

1. Architectural rules for basketball courts: homeowners have questioned violations for basketball (BB) courts on the side of the house. Provisions are contradictory in architectural guidelines. Board made motion to amend arch guidelines to make the portable BB nets seasonal in the driveway by the garage in the upper portion of the driveway. Subject to change once permanent BB and tennis court are built. President motioned, Vice President seconded. All ayes, no nays.

2. State Highway proposal to purchase portion of LAB common area. Proposal and State use. State proposing to purchase land, temporary easement, and landscaping reimbursement. 96K feet of land, 31K feet of easement land lease, \$20K for landscaping. State will use this easement

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: July 17th 2014
Session #11

for run off. Board felt SHA recommended land purchase price low; Board will offer additional comparables and negotiate with SHA. Current landscaper will propose cost for landscaping replacement once SHA work is completed; Board will use this to continue SHA negotiation and currently suggest a counter offer at \$70K. This number could change depending on local comparables. Discussed options for not selling; area is not in use and doesn't affect LAB usage. State could claim imminent domain but not wise to allow it to go that route. Current tax rate for that land is \$41; once sold State will be responsible. Homeowners response: agree, don't wait, support. Board mentioned if project exceeds 6 months, SHA required to pay additional compensation for leased land. HOA President motioned, Treasurer seconded for agreement to negotiate with SHA and accept land/lease sale LAB property to SHA. All ayes, no nays.

3. HOA community transition from the Declarant. Community at 180 homes sold, all bonds have been released. Centex/Pulte have left community. HOA elections by homeowners will commence within the next 90 days.

4. Management Company. Board proposed terminating CMC management company. CMC not responsive to homeowners needs, placing excessive charges against HOA for administrative actions. HOA has been investigating other management companies and feel that Quality 1 would be a good fit for Lakeview. HOA President motioned to terminate CMC, Treasurer Seconded; all ayes, no nays.

5. Noise Barrier. SHA not required to provide noise barrier because noise level along Accokeek/Branch Avenue not warranted due to SHA noise study. Board will meet with new Developer and request options to close portions of the property (Phase III) with fencing. Board mentioned there was unauthorized traffic study being conducted by a homeowner and informed the homeowner this required HOA approval.

6. Clubhouse Door Repair and Fountain Replacement. Clubhouse house door is broken and needs to be chained shut. Board sought out company to repair or replace the door. Exercisers can use pool entrance in the meantime. Last year Centex/Pulte gave the HOA \$7000 for fountain maintenance; unfortunately one of the fountains is not operable and cost prohibitive to repair; and the other two fountains continue to clog. Board recommends purchasing a new fountain system which include 4 wide mouth fountains that are able to operate in 6 inches of water and able to handle the sludge that fills the ponds. The money from the SHA land/lease sell off-set the clubhouse repairs and the fountains. The fountains will cost \$40,000 and once ordered will be installed in 2-3 weeks. HOA President motioned to purchase wide mouth fountains; Treasurer seconded; all ayes, no nays.

7. Security Proposal. HOA Board suggested adding a roving security patrol for LAB. Looked at one company that could offer roving security for \$6550 for 6 months. Board would re-look

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: July 17th 2014
Session #11

advantage of security after 30, 60, 90 days. HOA President motioned to allocate \$6550 for 6 months of security; Treasurer seconded; all ayes, no nays.

Treasurer Report/Budget Overview- Treasurer Renee Salmond gave an update, as follows. LAB still doing well and within budget; \$62K in operating fund, \$76K in the reserve and scheduled to have \$100K in reserves by end of the year. Assessments are not slated for increase in 2015 and should remain at \$105/month.

Addendum item: Male and Female bathroom toilets need to be repaired immediately or risk pool being shut down for non-compliance. Inspector cleared the baby pool. Board will look

- **Open Session (3 min per homeowner)**

1. Homeowner on Owings Avenue voiced concern regarding lighting; Board agreed to re-engage the developer since we have a new developer and inquire about getting the lighting up. This is lighting that would normally be installed during Phase III construction and reminded the homeowner the land for the lighting belongs to the Developer and not the HOA.

- **Committee Report**

1. Facilities committee – gave an overview of the Facilities committee and solicited volunteers.

2. Social committee – gave an update on the Community Event for 9 August. Solicited homeowners for participation and to volunteer.

- **Neighborhood Watch Report**

1. Alerted homeowners that PG County wants neighbors to call 9-1-1 if they see any off-road bikes (4-wheelers or dirt bikes) driving through the neighborhood.

End of Committees Final Report:

Closed Session

Adjournment: The meeting was adjourned at **8:30 pm.**

Adjournment for Closed Session:

Minutes submitted by: Victoria Courtney-Secretary

Approved by: Board members Tami Langhorne, Sonya Anyaka, Renee Salmond, and Victoria Courtney approved the July 17, 2014 meeting minutes. The minutes were unanimously approved and distributed.