

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: February 25th, 2015
Session #13

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. Sonya Anyaka-Vice President
3. Renee Salmond-Treasurer
4. Victoria Courtney-Secretary
5. Catrice Rivers, Member at Large (arrived at 6:45 pm)

Guest in attendance:

- Quality 1 Management Representative
- Homeowners of the Lakeview at Brandywine Community

Approval of Agenda

President motioned that the agenda be approved. Treasurer seconded that motion. The motion was unanimously approved by the board and distributed.

Approval of Minutes

The minutes from the previous meeting on November 5th, 2014 was unanimously approved by the board. The Board unanimously approved to put the November 5th, 2014 minutes on the community website.

COPS Update

Officer Lewis provided the neighborhood crime statistics for the past quarter; crime remains very low for our neighborhood. Board read the crime statistics from our COPS officer. No criminal occurrences were reported (no break in, no burglary, no theft). We had two calls of suspicious individuals reported.

Update on Road Concerns/Meeting with State/County Officials

Board updated the community on the meetings the Board has had with our County and State officials. During December, the Board met with Prince Georges County Mel Franklin's office and presented the community petition and concerns of road congestion, over development that cannot be sustained over time, and school funding. The Board also met with a representative from Senator Miller's office and presented the petition to their office. Senator Miller's representative has been very helpful listening to our concerns and sharing information with the

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: February 25th, 2015
Session #13

Board. The Board also met with Prince Georges County officials in January to discuss security issues for the community. The County officials agreed to conduct a street light study to determine if our street lights were bright enough. If they find the lights are not bright enough, the County will replace the lights with LED. The County also agreed to conduct a road study on Nanjemoy, Owings, and Sudley to determine if our community would benefit from speed bumps to slow down the traffic. These studies will occur during the next quarter as soon as the County can schedule them.

Update: Power Plant Pipeline Negotiation

The HOA Lawyer is continuing to negotiate with Mattawoman LLC to allow for a pipeline to be built in our community along our common areas. All legal fees in this negotiation process will be paid for by Mattawoman LLC.

Fence and Shed Resolution

Fence: The Board president made a motion to amend the proposed fence resolution. Motion to amend the fence resolution to allow for an alternate fence style of black wrought iron, 6 feet high, and encircle the rear property only. Adjoining lots who elect to put two different fence styles would be required to enclose all three sides of the rear property and that no “tacking on” of two different fence styles would be allowed. Board seconded, all ayes. Fence resolution was adopted and will be added to the governing documents architectural revisions.

Shed: HOA Board recommended tabling the discussion on the larger shed resolution. No decision was made at the HOA and the current guidelines up to 160 square feet remains in effect. Motion made to table fence, Board seconded, all Ayes.

Collection and Fine Policy.

Board mentioned an updated collection and fine policy was in effect. It strengthened the rules for ACC enforcement in order to ensure compliance with homeowner lots. The fine and collection policy is not an attempt by the Board to collect funds from homeowners, but rather to ensure the community beautification standards are met to ensure homeowner property values remain high.

Security Proposal.

Board asked for homeowner feedback on the roving security patrols. Homeowners felt it was a good deterrence. Board mentioned that in order to save money and remain within budget, the security patrol would be reduced during the colder and darker months, and then increased during the warmer and lighter months. Board motioned, seconded, all Ayes.

Board also noted they are looking for a combination of security measures such as roving security and community fencing. Board reminded homeowners that lots with fences, lights, motions cameras and monitors are not reporting criminal activity. Surrounding communities are being hit and they are coming into Lakeview.

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: February 25th, 2015
Session #13

Also mentioned there was an incident where a few homeowners noted an individual was seen on the property either in person or via shoe prints in the snow, checking out basement windows, perhaps looking for unlocked windows.

Clubhouse

Rentals: The Board purchased items for homeowners to rent during clubhouse functions. These items include chairs, tables, portable bar, and pipe and draping for photography sessions. The Board motioned to allow for homeowners to rent the entire clubhouse for functions for an additional cost. When the entire clubhouse is rented, it would be closed to homeowners. The Board motioned, Seconded, All Ayes. The updated clubhouse rental policy will be posted to the Website and emailed to homeowners.

Key Fobs: Motion made to amend the agenda in order to discuss the key fob system. Board seconded, All ayes. The Board is working with a contractor to install a new key fob system. The current system is failing. New key fobs will be issued to homeowners in the coming months. Homeowners will receive notification and information as this process unfolds.

Pool Season: The Board will continue to keep the Orange Wrist Bands for the 2015 pool season. Information will be passed out soon for new homeowners to receive their pool passes (wrist bands) and homeowners who have already received their bands can purchase replacement bands as well. Information will be passed to homeowners at the appropriate time.

Basketball Hoops: Homeowner requested that Basketball hoops with side driveways be exempt from having to put down the portable basketball hoops during the winter months. Board recommended that all homeowners be subject to the same guidelines regardless of the type of driveway they have. Board motioned that All portable basketball hoops be stored when not in use during the months of November to March. Seconded, All Ayes.

Geese Control: Board once again researched options for geese control or deterrents for the community. Reminded homeowners that the geese are protected under the State and Federal law and any method to remove them required state approval. While there are a number of geese deterrent products on the market, there are no 100 percent guarantee that any product is effective. At this time, the Board will not incur expenses to have geese deterrent or removal services as it is cost prohibitive.

Committee Report

Facilities committee – provided an update on what the Facilities committee is responsible for.

Open Forum

One Homeowner stood up and asked about the broken equipment in the gym. Board will work to get the equipment repaired. Board also mentioned some homeowners were allowing their

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: February 25th, 2015
Session #13

children to use the equipment without proper supervision and the equipment was being damaged from misuse.

Quality 1 mentioned that they are working on a Clubhouse rental calendar for the Quality 1 website.

Adjournment: The meeting was adjourned at **7:16 pm.**

Adjournment for Closed Session: **7:25 pm**

Minutes submitted by: Victoria Courtney-Secretary

Approved by: Board members Tami Langhorne, Sonya Anyaka, Renee Salmond, Victoria Courtney, and Catrice Rivers approved the February 25th 2015 meeting minutes. The minutes were unanimously approved and distributed.

Actions Taken Outside of Open Meeting

May 2015; terminated BayScapes Landscaping contract; contracted MainScapes as temporary replacement

May 2015; Contracting TrappPro to remove fox(es) in community

April 2015; Working with County on request to repair damaged driveway lips; County repaired small sinkhole along back path

March-April-May 2015; Clubhouse maintenance and repairs

March 2015; Increased Security patrols