

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: June 25th, 2015
Session #15

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 6:37 pm, 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

- 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 May 28th, 2015 were not approved and will be presented at the next HOA meeting in order to give all Board members a chance to review them.

Road Concerns

Construction will commence early 2016; sidewalk/bike path along Accokeek Road. Information is on the HOA website.

Update Power Plant Pipeline Negotiation

The HOA Lawyer completed negotiation with Mattawoman LLC to allow for a pipeline to be built in our community along our common areas. This includes an easement along the back ponds. The HOA received a portion of the check. Mattawoman LLC will keep the board informed as they begin the project.

Pool

Several homeowners were interested in renting the pool. The Board of Directors (BOD) suggests renting out the pool twice per month in 4 hour time blocks. Cost would be \$200 and could only be rented during normal operating hours. All current rules and regulations currently in place. Homeowners can only rent the clubhouse or the pool. This will alleviate water in the clubhouse. Homeowners can rent the clubhouse after their pool rental and vice versa.

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Opened to the Homeowner: One homeowner expressed that he would like to use the pool and wants it available at any time. Suggesting a non-inclusive rental, bring in guests and suggested setting an area by the pavilion. BOD replied this was a reason it was only suggested twice per month and also as a trial. The second part to the question: guest passes are up to 8 people, if a homeowner has more guests then they would need to do a pool rental. One homeowner felt that dues are paid every month and finds the pool amenity of high value.

BOD referenced a middle ground for all thus only twice per month for pool usage and ability to make additional income for community. Reminded homeowners this is only a temporary basis and that BOD is really trying to listen to homeowners. BOD will notify homeowners of pool rentals via community email.

Homeowner questioned if a homeowner rented the pool and another homeowner rented the clubhouse, there could be a crossover, will be supplies be sufficient? BOD mentioned two bathrooms in the party room and that all supplies are stocked in advance.

Motion: Allow homeowners to rent the pool for private pool functions, in four hour time blocks, up to twice per month for a cost of \$200 and all rules and regulations in place will apply. All ayes, no nays.

Clubhouse Damage

The HVAC failed and caused water damage to the carpet and drywall in the office. BOD agreed to go through the insurance company.

Motion: BOD agrees to make repairs to the clubhouse from the HVAC damage. All ayes, no nays.

Contracts

The BOD agreed to make one motion to accept all contracts. The following contracts are open for approval: Pest Control, Pet Waste Stations, General Contractor Clubhouse, Clubhouse Camera Upgrade, Landscaping (submit invoice by invoice), Lakeview at Brandywine Liability Insurance (Quality 1 mentioned this should be ready by next week), TrappPro, WeKleen.

Motion: BOD agreed to execute the contracts. All ayes, no nays.

Website

The fence and shed resolution and collection/fine policy will be placed on the website.

Financial Report

The community finances are still doing very well; currently has \$200K in reserves. Attorney collected through May approximately \$40K and still have approximately \$80K in delinquency. Still have 10 accounts with very high balances.

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Neighborhood Watch Program (NWP)

The NWP will look into the community COPS walk during July.

Developer Amenity

The developer is close to selecting a builder. In the plans, the current plan is a basketball court and a tennis court. The BOD concerned that basketball courts bring in crime. The BOD recommended a running track and tennis court. The BOD opened the information to the floor and the homeowners present at the meeting were very supportive of a track and tennis court and not supportive of the basketball and tennis court.

One homeowner suggested another pool for the additional homes. BOD reminded the current pool is not that busy to support another pool. One homeowner suggested adding a fence around the proposed basketball court. One homeowner recommended a skate park ramp. BOD concerned this could have liability issues but would check into it.

Pool

Homeowners recommended extending the pool hours.

Motion: Extend the pool hours on the weekends to open at 11 am and close at 8 pm on a trial basis for four weeks during July and August. All ayes, no nays.

Open Forum

One homeowner asked about the light post on her property and wanted to know how to get it fixed. BOD recommended contacting the builder or an electrician.

Still working with the county on the LED bulbs for the community light posts.

Homeowners who need armbands for the pool can contact Quality 1 to schedule a pick up.

The cable TV on the gym equipment is not functioning; Quality 1 will look into getting it fixed.

Homeowner recommended getting wifi for the clubhouse for homeowners to use.

Sudley avenue entrance does not have a No Soliciting sign and suggested getting one for that entrance.

Meeting adjourned at 7:31 pm.

Actions Taken Outside of Open Meeting

Approval of Dance-Fitness Workouts on Wednesday evenings

Clubhouse repairs completed July and August

Pest control for the pool and clubhouse completed July and August

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Verizon cable repair at the clubhouse August

Treadmill repair at the clubhouse August

Completed community COPS walk during August

Finalized Full Service Landscaping Contract for Community August

Additional treatments for the fountain and algae removal July and August

Minutes submitted by: Victoria Courtney-Secretary

Approved by: Board members Tami Langhorne, Sonya Anyaka, Renee Salmond, Victoria Courtney, and Catrice Rivers approved the 24 September 2015 meeting minutes. The minutes were unanimously approved and distributed.