

MINUTES of Lakeview at Brandywine
Homeowners Association Board of Directors
Meeting date: May 28th, 2015
Session #14

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 7:06 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 February 25th, 2015 was unanimously approved by the board. The Board unanimously approved to put the February 25th, 2015 minutes on the community website.

Interchange Update

There was no noise study conducted at the 301 interchange; the SHA will set up a date with Maryland to do a noise study. Project commences in 2016; however, the interchange project is still in the engineering phase. The walkway and bike path has been approved

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. The HOA will sign documents this week; final price was \$34,000, and this amount will go to the reserves as it is received.

Fence and Shed Resolution

Fence: The Board 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

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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: Upon receiving homeowner input and Board discussion, it was agreed the shed restrictions would remain in effect; no new changes were adopted. Motion was made to keep the current shed size; all ayes, no nays.

Collection and Fine Policy

The collection and fine policy was adopted; all ayes, no nays.

Policy Information

Motion was made to post all the new/revised policy documents to the website once all legal matters are completed.

Clubhouse Rentals

The Board opened discussion for homeowner input concerning the pre/post inspection for clubhouse rentals. Although there is a facilities committee, the pre/post inspections are not always being conducted because there are not enough volunteers to meet the inspection demand. It was recommended that Quality 1 conduct the pre/post inspection for a total of \$50 (\$25 for pre and \$25 for post inspection). The Board made the motion: All new homeowner clubhouse rentals will be charged a pre and post inspection fee provided by Quality 1 in the amount of \$50. The fee will be paid with the application. Rentals on the books will be grandfathered in. The Board reiterated that they would work with the Facilities committee in an attempt to get community support for pre/post inspections over the following two weeks. If the HOA does not get community support, the Board will move forward with the motion to have Quality 1 conducting pre/post inspections. Board motioned, all ayes, no nays.

Financial Report

The community finances are still doing very well; clubhouse rentals are bringing in good income. There is a 5 percent increase in delinquency, the Board expects this will decrease as more people want to use the pool. The reserve account is growing. The Board will look to ask the developer to provide some funding to upgrade the playground with soft play matting. The HOA is looking into upgrading the clubhouse camera system with 16 new cameras for a cost of \$4800. The Board motioned to approve the camera upgrade; all ayes, no nays.

Committee Report

The Social Committee provided an update on the Pool Party for 30 May, from 1-4 pm.

Neighborhood Watch Program (NWP)

The neighborhood was alerted by the Community COPS officer of one car theft where multiple items of value were stolen. The COPS officer also reported the theft from cars was on the increase in our immediate surrounding area. The HOA Board and the NWP work closely with

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the Security Patrol to report all suspicious incidents operating in a cohesive manner to avert all potential incidents of crime.

Ponds

The Board mentioned the fountains may have gotten clogged due to debris washing up into the pond. The company that maintains the fountains will be out soon to service them.

Fox

The HOA hired a company to humanely trap the fox. This is for a 7 day period. Once this ends, any wildlife that is on homeowner property will be the homeowner's responsibility. With Phase III development beginning and the trees having been cleared out, the wildlife that was living in the woods has been displaced. This is why there is an increase in wildlife being seen in the community.

Dogs

Homeowners are reminded not to walk their dogs on other people's property. There is no tolerance for allowing pets to mark or defecate on any part of another homeowner's lot. Homeowners will begin to receive violation letters and possibly incur fines. Dogs can be walked in the common areas, but not in the playgrounds and not in front of the clubhouse. Reminder that flexi-leashes should not be used.

Closed Session:

There was no closed session.

Adjournment: The meeting was adjourned at **8:03 pm**.

Minutes submitted by: Victoria Courtney-Secretary

Approved by: Board members Tami Langhorne, Sonya Anyaka, Renee Salmond, Victoria Courtney, and Catrice Rivers approved the May 28th, 2015 meeting minutes. The minutes were unanimously approved and distributed.

Actions Taken Outside of Open Meeting

Contract approvals and negotiations for the Clubhouse: clubhouse repairs; pest control; camera upgrades. Contract negotiations continued with landscaping companies for the remainder of the year. Contract negotiations for pet waste removal services continued.

Approval of Wine and Cheese Social