



Brandy Mill HOA Board Meeting

Monday, June 22nd, 2020

Open-air meeting conducted at Brandy Mill Pool due to COVID-19 and social distancing requirements

7:07 PM ET – 7:40 PM ET

In attendance were Jeri Craig (Treas), Matthew Corsello (Sec)(late arrival) and Jacob Green (MAL), and approximately 10 residents. Craig Hansen (Vice-Pres) attended via phone for a Board vote. Absent was Brian Kimmel (Pres).

Meeting was called to order at 7:07 PM ET

The May 2020 meeting minutes were not read, but are posted to the website for review and acceptance.

ARC:

- No updates

Welcome Committee:

- 300 Hamlet needs welcomed.
- Janice McClister is resigning as Welcome Committee chair.

Pool Committee:

- Pool was opened on Sunday, June 7th.
- A special thank you to all who volunteered to prepare the pool for opening, especially to the Pool Committee chair Evelyn Ball.
- Currently 53 pool memberships.
- Leak in pump room needs to be fixed.
- Tyco/Johnson Controls will be on-site Thursday, June 25th for access/camera training.

Website:

- Domain (Brandy Mill.org) renewed for 2 years.
- Hosting (SquareSpace) renewed for 2 years.
- Generic email aliases/forwarders setup (president@brandymill.org, etc)

Landscape:

- Landscape Committee exceeded budget for ad-hoc plants and is requesting additional \$40.
- Landscape Committee report for June 2020 presented (and attached below).

HOA Line:

- No updates.



Treasurer:

- Jeri Craig presented the Treasurers' report – current balance is ~\$83,000.
- ~\$54,000 in total outstanding HOA dues.

Community Standards:

- Many homes still need pressure washing. The HOA has made a pressure washer available for residents to reserve and use.
- Dead tree on inbound side of boulevard needs removed.

New business/open floor:

- No updates

Board votes:

- Board approved additional \$40 over-spend by Landscaping Committee for reimbursement.

Meeting was adjourned at 7:40 PM ET

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Landscaping Committee Report June 2020

June 20, 2020

We would like to address several contractual matters at the front entrance and other areas.

Front entrance plantings: We were quite disappointed to see the unimpressive flowers chosen. Brandy Mill had a showplace entrance until last year. The plants planted are wrong in both size and type. Impatiens are shade-lovers that will not thrive in the sun. They are so small that they are barely noticeable. Also, the gardens should have been enhanced with new top soil and perhaps mushroom compost, and re-mulched.

The dead weeping cherry (?) tree needs to be replaced.

Many good-sized maple trees are growing up through the roses, giving visitors a very poor first impression. Some were actually trimmed to the same height of the surrounding roses, which is completely unacceptable. They must be completely dug out.

All of the plantings need to be mulched completely around, not just on streetside.

As contractual responsibilities, they have been paid for, so completing these tasks should not incur any additional expense.

Dead branches: Several large dead branches have been hanging down from trees in the first section, one on the right, one on the left; and one across from the Wainwright entrance. The contract says that the landscaper will remove branches below 12 feet and put them to the curb.

Also, cleaning up downed branches should be done every week. We see large branches in the naturalized areas that should be picked up every week. Our volunteers have left piles for the town to pick up, but this is also a contractual matter.

Dead tree/shrub: Andy tried to save a tree last year by cutting it way down, but it is obviously not coming back and should be removed at no charge, since it was part of last year's project.

In sum, it would appear that our landscaper has quit doing any more than the bare minimum, and is not fulfilling the contract terms. With board approval, we would be willing to work with them to see what can be done to improve the situation.

Volunteer projects: On a more positive note, the ferns we planted in the spring are thriving with the rain, and are starting to show their potential, as are several little areas of ground covers being tested. Our volunteers water and fertilize them regularly.

Three donated clumps of fountain grass have been planted and are doing well. We have other donated grasses to plant in bare areas under trees in the fall as well.



Landscaping Committee Report June 2020

Reimbursement: Also, we did exceed our estimate of \$150 by about \$40, and are asking to be reimbursed for the additional \$40. The new garden in front of the pool is larger than expected, so we underestimated the plants and mulch needed. However, the results should be very nice for many years with minimal cost or effort. (1)

Respectfully

Linda Ensor, Kathy & Larry Worthington, Ellen & Arnie Popovitz, and new friends named Carlene and Kirk who stopped to help.

(1) The volunteer who drove is not asking for reimbursement for the many trips to Stacks, Lowe's, etc. but that is worth noting as another donation.