

BRANDMILL HOA MEETING 04/16/2018

CALLED TO ORDER AT 7:00PM; Board Members present: Andy White, Paula Wilkerson, Mike Mower, and Lou Yakunich, Jerri Craig.

Minutes reviewed and accepted from the March 2018 Meeting.

Guest speaker: Lester Dempsey who is running for County Council District 7 addressed the HOA meeting and outlined his agenda/goals if elected.

COMMITTEE REPORTS:

ARC: Merrill notes an increase in the number of solar panel installation requests. There are issues with the solar companies re: leased panels and what they will be responsible for in terms of their removal if needed. Two requests were approved for solar panels. 1 tree removal approved along with 1 mailbox and a shed approval is pending. The HOA pressure washer is being used and any homeowner can call the HOA line to request its use.

WELCOME COMMITTEE: New renters and 2 homes have changed hands and will be welcomed. There are 4 homes for sale with 1 sold and 1 pending sale. There are 2 pending foreclosures. Andy has been speaking with Realtors to let the HOA know when sales occur.

POOL COMMITTEE: Currently there are 38 members with several requests pending. Anticipate more as weather improves and school is done. Merrill is working on the lighting issues at the pool. No financial report available to date.

WEB PAGE: Facebook page has been created and being used. Increased the number of pages for the HOA website. Will add annual HOA fees and clarify that pool fees are separate. Will also add that any questions regarding liens or outstanding HOA fees to contact Donna Scoggins at Webster Rogers. Also request made to have the ARC request form made as a PDF that can be completed/submitted online. There is a new residence portal as well.

YARD OF THE MONTH: completed for the year; will be looking for volunteers to take over as begins in April. Still looking for volunteers.

HOA PHONE LINE: No issues to report.

COMMUNITY STANDARDS: 38 letters posted on doors to remind homeowners/occupants of the rules regarding garbage cans-still having problems with them being out over 24 hrs once garbage is collected and many are visible from the street. So far this seems to be effective.

Metal roofs: There are no provisions in the standards and covenants that prohibit metal roofs. The proposal will be done to include standards relating to the metal roofs (similar to those done re: solar panels) to ensure appearance, coding. Merrill working on these and will present at next months meeting.

By-laws are still being reviewed and no word yet on expected completion date.

TREASURY REPORT: Detailed report pending from Webster Rogers but approx. \$116,000.00 in bank account.

NEW BUSINESS:

Beautification Committee: Landscaper emailed re: stump removal and pine straw-awaiting response.

Need volunteers willing to help water new plantings when needed. Committee looking for volunteers. Courtney Wilson will chair while Rose is out of town.

Pavilion: Merrill did look and thinks that it is structurally sound and that a repair can be made to a section of damaged roof and estimates would be less than \$1000.00 if we do the repair ourselves. If anyone is interested in helping please contact the HOA line or send email thru the BrandyMill.org website. Plan to do in the spring.

Fencing: There are also a couple spots on the boulevard that need 4x4s replaced and some near the pond. We are waiting on bids.

New Business: need to raise the tree canopy along the boulevard and we can rent the equipment from a Friday at 1400 to 0900 Monday for a cost of \$280.00 which is a significant savings vs having outside contractor do the work. Will need volunteers to help with moving the cut down branches ect-please contact the HOA line or leave message on website if available to help. Looking at first weekend in June to do this work.

Andy noted that any candidate can request to come to our HOA meeting but that the Board will not reach out to them and arrange for them to speak. If a candidate wishes to come then they need to arrange thru the HOA line or website.

New resident Roger W. let us know that the new fire station is slated to be open late May or early June on Trolley Road and will include a community center meeting room. He mentioned that homeowners can call 843-873-5107 to have the fire department check and install smoke detectors at no cost. He also noted that fire trucks need at least 11' 6" height clearance and expressed concerns about parking on the street in the event a fire truck needed to respond.

Meeting adjourned at 2031.