

BRANDMILL HOA MEETING 09/18/2017

CALLED TO ORDER AT 7PM; Board Members present: Andy White, Paula Wilkerson, Mike Mower, and James Harris.

COMMITTEE REPORTS:

ARC: 1 request for a new fence.

WELCOME COMMITTEE: Jane Orenstein is heading and they are in the process of updating this to ensure an accurate listing of homeowners. Suggested to provide a simplified sheet with highlights re: covenants and restrictions (such as parking, trash cans, ect) and then directing new owners/renters to the website for the full information. This will save the cost of printing out the entire document. She also proposed a magnet that would include key numbers and the HOA website that could be given at closings.

POOL COMMITTEE:

Electrical system overloaded which caused the shutdown of the pump, the wiring was over 20yrs old. Cost to have inspection was ?125.00. Cost to replace the wiring is \$1775.00. Until the wiring is completed it is unclear if the pump will also have to be replaced and if so the cost is \$1942.00. There is sufficient funds from the pool to cover the costs. We are unique in that we are the only community that does not close the pool after Labor day but rather close once the weather changes.

WEB PAGE:

Website: is up to date as of today. Joey Waxter taking on the BrandyMill.org website and setting up an email for us along with the Face Book page. Transfer from the previous webmaster nearly completed and the new email should be available shortly for homeowners to contact the HOA. Would provide at least 3 ways for homeowners to contact the HOA. Discussed that Next Door neighbor and Facebook are not official HOA sites and are not monitored by board members. Joey will put the ARC form in a easier to access space on the official website so that homeowners do not have to comb thru the covenants and restrictions just to locate the form. We cannot take over the current Facebook page as we have been unable to contact the administrator (who has since sold their house and left).

YARD OF THE MONTH:

Done

HOA PHONE LINE: Few calls this month to date and forwarding calls related to liens/HOA fees ect to Webster Rogers.

COMMUNITY STANDARDS: 10 letters have been sent related to cars on the street/trashcans/machinery parked in driveways ect. Still have an outstanding issue with a shed that needs to be resolved/

TREASURY REPORT:

Treasury report as of end of June 2017: Sweep account: \$83,000.00 Checking \$5700.00

OLD BUSINESS: all issues essentially resolved.

NEW BUSINESS:

The Annual meeting is 11-16-17. Board will need to ensure that the agenda is set and sent to Webster Rogers in time to be mailed out in October. Andy is working on the budget and will send to the accounting firm by the end of the month. Metal roofing will be added to the agenda for the Annual meeting for homeowners to discuss and vote on. Boat parking will also be included. There are 2 positions available to be filled at the annual meeting.

Debris on the boulevard: the landscaping company is not obligated under our contract to pick up storm debris but have agreed to do so without charge over the next few weeks. We did back off some of the mowing as the ground has been so wet and we did not want them tearing up what grass we do have. They will get back on the regular maintenance schedule once we get a decent dry spell.

Beautification Committee: looking for volunteers to address the front of the subdivision and the boulevard. Please call the HOA line if interested.

Fencing Boulevard: plan to replace previous section that needed to be done and will have to add fencing that was damaged during the recent storm. Tentative start date October 13th by B&B fencing.

Area near Church on Trolley Rd that backs up to our property-when it was built it resulted in flooding in the houses that back up to it (Chaff Rd). Discussed with Council Member Kima Garten Schmidt (who was present) to see if the City could intervene. She shared that our new recycling plan will become effective in January and that the City will tell you when to put out bulky items (such as appliances) once you make the request to them. We will also be receiving a recycling cart similar to our current trash cans and they are moving to single stream. There is a city wide push to increase recycling in public spaces/schools ect. We also asked that the City replace the street sign (Thomaston and Smithfield) as this is the City's responsibility. We again brought up the issue with getting in and out of our neighborhood and she agreed to follow up the with the City engineers. She also said that the City has a list that is planned out over the course of the year with proposed road repairs/paving.

We signed an agreement with the City for an easement to improve drainage and now we have several trees that are dying behind Orchard Ct. The contractor says this is not their issue but there were no problems prior to their work-have asked Kima Garten Schmidt to address this issue.

Andy states that the HOA does own a power washer that homeowners can use to clean their houses. If interested please call the HOA line.

Meeting adjourned at 2000.

