

Minutes of the March 21, 2023, Annual Board Meeting of the
Brookeville Farms Homeowners Association

Board Members Present: Allen Bell, Valerie Carlson, Phil Craig, John Hallen, Chris Milke, John O'Loughlin,
Randy Sands, Mark Wesolowski

Board Members Absent: None

Homeowners Present: Josh Pomeroy, John Springer, Sharon Wesolowski

Call to Order: The meeting was called to order at 7:04 p.m. with eight Directors present. Introductions were made.

Elections:

- The term of (2) existing Board Members has expired: David Sager and Mark Wesolowski..
- There was 1 nomination from the floor – John Springer
- John Springer and Mark Wesolowski were elected to the Board.

Secretary's Report: The Minutes from the February 1, 2022 Board Meeting were reviewed and accepted with minor corrections.

Treasurer's Report:

- A review of the Association's balance sheet and cash flow for 2022 indicated that anticipated and actual cost differences were fair and reasonable. The HOA also ended the year with all homeowner bills having been paid. The HOA experienced a modest positive cash flow for the year.

Committee Reports:

- Architectural
 - Two Solar panel installations were approved.
- Landscaping
 - None

Communication:

- None

Accomplishments of 2022

• Architectural

- Projects approved:
 - Screened-in porch
 - 2 decks
 - Widening of a driveway
 - Installation of a fence
 - Installation of solar panel array

• Landscaping

- Plant refurbishment:
 - West Entrance – 3 boxwoods have been planted
 - East Entrance – 4 cherry laurels, replacing unhealthy hemlocks
- Vegetation along the walkways has been maintained

- New contract established with Estes for the next three years (2023-2025)

- Communication

- Six HOA newsletters were published and distributed by email
 - March newsletter was published
 - May newsletter was published
 - Notifications were sent to homeowners on changes to trash and recycling pick-up schedule due to weather and holidays
- Valerie Carlson has volunteered to publish the Brookeville Farm Annual Newsletter
- Rhonda Harris has maintained the Brookeville Farms Welcome Package for new homeowners. It contains:
 - Welcome letter
 - Montgomery County Noise Control
 - Montgomery County Emergency Alert System
 - Montgomery County Recycling Basics
 - Montgomery County - Don't Dump. Donate
 - Brookeville Farms Notepad
- Web site, www.bfmdhoa.info, kept up to date

Old Business

- Trash Service was changed to B&B Refuse due to pricing increase and pick-up changes imposed by Potomac Disposal that the board found to be unacceptable
- Pet waste stations are now being maintained by the HOA
- 2022 Brookville Farms clean-up day was a big success filling a 5'x10' trailer with trash collected from the common areas
- The Riggs Property Archeology Project was continued last year
- Speed camera on Bordly has been installed for brief periods of time and has been effective in reducing speeding vehicles
- The fireback found at the Riggs Property Archeological Project has been returned to the Riggs family

New Business

- 2023 meeting schedule:
 - Tuesday, April 3
 - Tuesday, June 1
 - Tuesday, September 5
 - Tuesday, November 2
- Other items

Adjourn

- Meeting adjourned at 7:51 p.m.