

EXECUTIVE MEETING OF

BRANDYWINE HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE JANUARY 10, 2023 EXECUTIVE BOARD MEETING

Dee Wojdylak– President	Present X	Not Present
Bernadette Howard – Vice President	Present X	Not Present
Carl Wagner – Treasurer	Present X	Not Present
Deb Yates – Secretary	Present X	Not Present
Deb Casey – Member	Present X	Not Present

The meeting was called to order at 6:32p.m. with a quorum present. Bill Wertz, prior president, also attended the meeting.

Past Minutes

The minutes from the November 2 meeting were reviewed. Dee made a motion to approve the minutes of November 2, 2022; Bernadette seconded the motion. The minutes will be added to the HOA website.

Treasurers Report

The Treasurer's report ending November 30 still did not have the second billing from the sealcoating reflected correctly and the adjustment for the detention pond cleanup hasn't been made. As a result, the report shows us with a net income of \$9,175.31. We are waiting to see if the corrections are made before year end. If not, we will be bringing it to Boyd Wilson's attention.

Dee made a motion to approve the Treasurer's report and Deb Yates seconded it.

Welcoming Committee

Nothing to report.

Grounds Committee

Fall cleanup was completed by the end of November. Dee received a few phone calls regarding bushes that were missed. Nick came back out and completed those issues.

ARC Committee

There are no ARC's waiting to be approved.

Unfinished Business

Courts- Dee will check with Sarah if anything else has to be done in regards to the liability of the bike path.

New Business

List of Shrubs and when to trim – Dee will notify our landscaper what shrubs should be trimmed and when:

Summer – all shrubs trimmed except those that are flowering and perennials. Yellow cypress will also be trimmed in the summer. As in the past, tag shrubs you do not want trimmed.

Fall – grasses, perennials, and other flowering shrubs, including limelight hydrangeas and crepe myrtles, will be trimmed. However, crepe myrtles will only be trimmed until they are too tall for the landscapers to reach. At that point, it will be the responsibility of the homeowner.

Annuals and weeds are the responsibility of the homeowner.

Boyd Wilson issues – we are experiencing delays in requests made to their Accounting Department. Carl suggested we send a letter to Boyd Wilson's EVP/CFO (Craig Gingrich). Dave Amsden and Carl will work together to document this letter. They will wait until we receive our December financials before sending the letter.

Cap on Renters – Dee would like the board to attend the discussion with Sarah regarding changing our by-laws to add a cap for renters (3% with a grandfather clause). Bill asked if we considered how we would be able to enforce it.

Deb Yates mentioned some homeowners brought up the fact that there is a homeowner who has more than two (2) pets. Dee will ask Boyd Wilson to send a friendly reminder to the homeowner about this by-law that restricts the number of pets to two (2).

Bill asked about the stumps in the detention pond. Dee said the only stumps that required grinding were the weeping willow stumps. The other tree stumps were not touched.

Next meeting date- The Board has agreed to meet Tuesday evening, March 28 at 6:30pm.

Motion to adjourn was made by Dee and seconded by Deb Yates.

CERTIFICATION

The undersigned hereby certifies that she is the duly elected and qualified Secretary and the custodian of the books and records and seal of Brandywine Homeowners Association, Inc., a non-profit corporation duly formed pursuant to the laws of the Commonwealth of Pennsylvania, and that the foregoing is a true record of the January 10, 2023, meeting of the Executive Board.

Deb Yates

Deb Yates, Secretary