

EXECUTIVE MEETING OF

BRANDYWINE HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE MARCH 28, 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 (via zoom)	Not Present

The meeting was called to order at 6:30p.m. with a quorum present. Bill Wertz, prior president, Dave Amsden of the Finance Committee and Lisa Frey, homeowner, also attended the meeting.

Past Minutes

The minutes from the January 10 meeting were reviewed. A correction to the date of the next meeting was changed from April 11 to March 28. With this correction, Bernadette made a motion to approve the minutes; Deb Yates seconded the motion. The minutes will be added to the HOA website.

Treasurers Report

The Treasurer’s report ending February 28 was missing the deferred year-to-date mulching expense. It should have shown two months deferred at approximately \$3300.00. The spreadsheet also should note the monthly dues amount as \$125 under the ‘excess or shortage per home’ statement on the spreadsheet.

With those corrections, Bernadette made a motion to approve the Treasurer’s report and Deb Yates seconded it.

Welcoming Committee

Nothing to report.

Grounds Committee

Nick is no longer the owner of Cumberland Landscape. He has sold the business to Evan McCloskey of McCloskey's Landscaping. Evan will honor our contract as is and has sent a new contract to Dee.

The Board questioned when the weed and feed would be put down as well as the pre-emergent on the flower beds and lawns. The Board also asked Dee to find out which day they will be mowing our development.

Evan also stated that if anyone wants their flower beds mulched, he would be willing to do it.

Dee also mentioned he will explain the billing process we have with our contractors (bill comes to Dee, she gets the Board's approval, then Dee sends to Boyd Wilson to have the contractor paid).

Dee also said she may inquire as to the cost to have the weeds sprayed in the flower beds.

ARC Committee

There are no ARCs 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

Budget – The timeframe for the 2024 budget will be compressed due to several of the members of the Finance Committee not being available for several weeks this summer. Dave Amsden would like any expenses from the vendors to the Finance Committee earlier than normal. The Budget will need to be given to the Board by end of July so the expenses will be needed in June. Mike Casey will reach out to our website vendor and will reach out to RDS for sealcoating dates (Revere Drive)

Bill Wertz explained that Cumberland Masonry now has a \$2500 minimum for any concrete repair. Bill and Dee will do a walkthrough of the neighborhood to identify any areas of concern.

Boyd Wilson issues – we continue to experience delays in receiving our Financials on time. Carl suggested will call Jenn and see if something can be done about this.

Choice of New Approved Tree – Carl will reach out to George Weigel for alternatives to our Flowering Pear trees. Dee will also check with Highland Gardens for suggestions as well. The Okame Flowering Cherry Tree is currently our Approved Tree.

Cap on Renters – Dee will set up a meeting with Sarah, our attorney, later in April regarding changing our by-laws to add a cap for renters (3% with a grandfather clause). We also will discuss how we would be able to enforce it.

1400 Amherst – Dogs – A letter has been sent to the homeowners indicating there is a limit of two dogs per household. This address has five. Dee will notify Boyd Wilson that the Board would like Boyd Wilson to exercise their authority as our Property Managers and begin fining the homeowners.

Next meeting date- The Board has agreed to meet Tuesday evening, June 20 at 6:30pm.

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

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 March 28, 2023, meeting of the Executive Board.

Deb Yates

Deb Yates, Secretary