

EXECUTIVE MEETING OF

BRANDYWINE HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE JULY 19, 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 6:30p.m. with a quorum present. Dave Amsden of the Finance Committee and Lisa Frey, prospective board member also attended the meeting.

Past Minutes

The minutes from the June 20 meeting were reviewed. Deb Casey made a motion to approve the minutes; Bernadette seconded the motion. The minutes will be added to the HOA website.

Treasurers Report

We continue to have issues with the financial information sent from Boyd Wilson. Due to the late date the information was received and the corrections needed, the Board was unable to review the latest Treasurer’s report. Carl expects to have the information to the Board within the week.

Welcoming Committee

Mike Casey welcomed John and Judith Thomas to our development. They reside at 5470 Rivendale Boulevard. Welcome John and Judy!

Grounds Committee

Dee talked to Evan and asked if he was aware of our property lines. He indicated he was not given this information so Dee explained to Evan all areas in our development that required mowing.

We will also have another opportunity this fall to have McCloskey Landscaping do another 'pull out' (removing dead or overgrown plants) at the homeowner's expense.

ARC Committee

All ARCs have been approved at the time of this meeting.

Unfinished Business

1400 Amherst (dog issue) – This issue is being discussed with our lawyer as to our next steps before we begin fining the homeowner.

Enforcement of Weed Policy – Dee had spoken to Evan McCloskey in regards to a quote for weeding the neighborhood. The quote was \$4800 per occurrence. The Board voted this was cost prohibitive.

New Business

Annual Meeting – the Annual Homeowner's meeting will be held on September 19, 2023 in the Sanctuary of Aldersgate Methodist Church on Jerusalem Road. Valerie Amacresi from Boyd Wilson will be in attendance.

Landscape area around pond on Rivendale – Dee reached out to Evan who will get in touch with a tree removal company for an estimate.

Budget – Dave Amsden presented the 2024 proposed budget. Deb Yates made a motion to approve the budget that was presented by Dave Amsden, Deb Casey seconded the motion. However, we are in the process of renewing our contract with Boyd Wilson so as soon as we have a firm amount from Boyd Wilson, the line item for Property Management may be adjusted (lowered).

New Investments – The CD's we discussed at our June meeting with the Finance Committee were purchased with our reserve funds. The sole purpose in doing this was to grow the reserve funds. Interest earned on the certificates of deposit will be retained in the reserve account(s) and NOT used toward the operating or current expenses of the Association.

Boyd Wilson Contract – The Board reviewed the Contract Valerie sent us and requested a zoom meeting with Valerie for clarification and to address other concerns we had with the contract.

Solar Panels – due to time constraints, this item was deferred to the next meeting.

Next meeting date- Our next meeting date will be the Annual Homeowners Meeting on September 19, 2023 at Aldersgate Church.

Motion to adjourn was made at 9:20 p.m. by Deb Casey and seconded by Bernadette Howard.

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 July 19, 2023 meeting of the Executive Board.

Deb Yates

Deb Yates, Secretary