

BOA Board Minutes:
BOA General Board Meeting, August 13, 2018 7:00 PM
at K-Club

The meeting was called to order at 7:00 pm. Board members present were, Nancy Beszterczei, Noreen Barrett, Bob White, and Rachel Love-Adrick.

Noreen asked for a motion to accept the minutes as written from the July meeting. Nancy Beszterczei made a motion to approve the minutes, Bob White seconded. Minutes were unanimously approved.

Treasurer's Report: BOA dues were due on May 15, 2018, after this date a late fee is assessed. As of today, 2 dues are still unpaid, the board is following up with each owner. All money for previous gate damages have been paid in full.

Secretary's report: None

Old Business:

1. **Bylaws Update:** At the March 2018 board meeting the board voted to amend the terms of the board members from 2 years to 3 years. Based on the current bylaws and the procedures followed for previous amendments the board felt that they were within their rights to amend the bylaws in this manner. However, we were informed that based on North Carolina Gen. Stat. 55A-10-21, which governs non-profit corporations including community associations, requires the Board and members of the Association to vote on an amendment to an Association's Bylaws. This has called into concern the current and some previous bylaw amendments. At the May 2018 meeting the board was voted in as the interim board until the bylaw amendment have been rectified. The board has received a quote of \$3,000 to \$5,000 from the HOA attorney, Alan Trask regarding a redrafting of the bylaws. The board is requesting a redrafting of the bylaws to incorporate the previous amendments that can be found on the website, the 3-year amendment to board member terms, and a bylaw process amendment. Following the redrafting of the bylaws, the changes will be sent out to vote to the community to ensure that the changes are legitimate.
2. **HOA Dues:** 637 BOA dues have been paid, currently there are 2 outstanding BOA dues.
3. **Gate Card and Database/Phone Directory:** The database is being updated based in the audit form sent out with the dues. The phone directory is 90% complete and the gate card audit is 20% complete. Ann Webster is taking over the gate card duties from Lin Chidsey. Thank you Ann for stepping up! Ann Webster's contact information is listed in the Soundwaves under the Committee Chairpersons.
4. **Bridges Street Road Extension:** NCDOT is encouraging citizens to voice their opinion regarding the proposed project to help narrow down the location of this extension. For more information about the project or to share your opinion visit

<https://publicinput.com/BridgeSt> or contact the project manager Liz Workman at (919)854-6221 or lsworkman@ncdot.gov.

New Business

1. Road Maintenance: The board requested quotes for an evaluation of roadways within the community that require maintenance, and a cost estimate of the suggested repairs. After receiving quotes, the board has hired Able Paving & Seal to make repairs to the neighborhood. The first area to receive attention will be Hammocks Place, and the filling of the pothole at the 24 gate exit. Work should start this week, and is weather dependent.
2. Food Drive: The food drive will be Labor Day. Please look for more information in Sound Waves, and be on the lookout for an email from your neighborhood rep.
3. Entrance Gate Protocols: When the gate is not working we ask that residents try the other gate before calling an emergency number, especially late at night. Please then report the gate outage to the Board in the morning.
4. Yard Sale/Art Sale: The Community Yard Sale will be in October 13th. Please see article in the August issue of the Soundwaves. On September 15th there will be a community Art Home Tour. Please see your June edition of Soundwaves for an article promoting the event. Past editions of Soundwaves are available on the website: brandywineowners.org/homeowners/sound-waves
5. Air B&B: The Board has received reports of Air B&B's in the neighborhood. Our neighborhood and covenants were developed before short term rentals. The board has reached out to the HOA attorney, Alan Trask on how to manage short term rentals in the neighborhood. The board is looking into the issue.

Committee Reports

ACC – July Approvals

420 Oakmont Dr.	Enclose Screened in Porch	7/1/2018
420 Oakmont Dr.	Re-paint Shutters and Door	7/1/218
306 Lord Granville Dr.	Remove Tree(s) Cut Back Bushes	7/9/2018
407 Hillcrest Dr.	Paint Trim, Front Door, Deck	7/17/2018
301 Lord Granville Dr.	Remove Trees	7/18/2018
207 Tree Fern Dr.	Install Fence	7/18/2018
218 Lord Granville Dr.	Remove Tree	7/30/2018

Beautification –A new sprinkler system was installed at the 70-gate. The old system was original to the development. Fall flower planting have been scheduled.

Drainage – Maintenance is ongoing at Emorywood, East Chester, West Chester, Lord Granville, Reserve Green, English Turn, Hillcrest, and the 70 gate. Only two phone calls were received during the last major storm events.

Gates – the phone lines at both the 24 and 70 gates were damaged. There are temporary lines in place at both gates, and the gates are working.

Cameras – in working order. Nothing to report.

Boat Storage – The storage area is at full capacity, and has a wait list of 30 people.

Recreational Area - Nothing to report.

The next quarterly meeting is September 10, 2018 at 7 pm at the Cedarwood Village Clubhouse.

The meeting adjourned at 8:11 pm.

Respectfully submitted by Rachel Love-Adrick, August 20, 2018