



Brenford Station II

Homeowners Association

Board Meeting

Minutes of the Executive Board Meeting of the Brenford Station II Maintenance Corporation, Homeowners Association (HOA) held by videoconference at 7:00pm on the 21st day of March 2024.

I. CALL TO ORDER

The President called the meeting to order at 7:03pm.

II. ROLL CALL OF MEMBERS

NAME		ATTENDANCE
Freddie Barnes	(President)	Present
Burnell Wilkins	(Vice President)	Present
Freddie Barnes	(Acting Treasurer)	Present
Darlene Turner	(Secretary)	Present
Ginny Cuello-Ward		Present
Josilyn Barnes		Present

III. Reading of the minutes

- a. The minutes of the last meeting were acknowledged by the executive board members as being reviewed and accepted.

IV. Treasury Report

- a. The treasury report was reviewed and subject to audit.
- b. The Monthly Management Report was reviewed.
- c. A class held March 21 to give an overview of the new format for the Monthly Management Report was reviewed as useful.

V. Delinquent Account(s) – discussion and vote

- a. A review and update were given on delinquent accounts.
- b. The board tabled a decision for further action on a delinquent account, pending receipt and cleared check.

VI. Property/Land Issues

- a. The President signed a one-year agreement on behalf of the HOA, as part of the two-year agreement with Envirotech for algaecides and herbicide chemicals for

vegetation mitigation at a cost of \$908.74.

- b. Several board members did a walkthrough with Short Cutz identifying issues.
- c. The Vice President discussed the problem with Short-Cutz from last summer regarding them not notifying when they were going to cut or not cut. There is a system using documentation and notification of their cutting or not cutting.
- d. The flowers at the entrance of the development will be left for now. When the weather is appropriate the flowers will be changed out for seasonal ones.
- e. Several points of discussion for ShortCutz are the following:
 - Leaving a buffer zone three to four feet from the edge of the pond.
 - Not using residents' driveways to access the rear of homes utilizing lawn equipment.
- f. Several board members still need to sign the Code of Ethics.
- g. Premier PAL info: It was noted that current information is needed for homeowners.
- h. A review of the bylaws regarding containing trash was discussed, which brought up whether there was a need to change bylaws in this area. The President asked members to think about this idea.
- i. The President discussed the Retention Policy. The President made a motion to accept the Document Retention Policy; the motion was seconded by the Secretary to accept the Document Retention Policy. The motion was passed by all members.
- j. There was discussion regarding a sign stating, "No Fishing" in the pond. This was tabled for future discussion.
- k. Based on a discussion regarding homeowners renting their homes, it was explained that the board must decide to establish a CCR committee to change the by-laws. A certain percentage of homeowners must agree to change the by-laws. A question was raised whether by-laws are being sent by PCAM. The PCAM representative noted that they must be sent by certified mail to the homeowner. sent by PCAM.

VI. Adjournment

Board member Jocilyn Barnest made a motion to adjourn the executive board meeting. The Vice President seconded the motion to adjourn the executive board meeting at 8:38 pm. The motion passed to adjourn the executive board meeting at 8:38 pm.

The next executive board meeting is scheduled for April 18, 2024, at 7:00 pm.