



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 16TH day of November 2023.

I. CALL TO ORDER

The President called the meeting to order at 7:06pm.

II. ROLL CALL OF MEMBERS

NAME	ATTENDANCE
Freddie Barnes (President)	Present
Ginny Cuello-Ward (Vice-President)	Present
Freddie Barnes (Acting Treasurer)	Present
Darlene Turner (Secretary)	Present
Burnel Wilkins	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 President suggested that two dates in January 2024, after the fiscal year is over to have PCAM provide an overview of the monthly management report new format.

V. Election of Officers (Executive Board)

a. Ethics rules were reviewed for board members.

b. PCAM representative clarified rules for a homeowner to have a seat on the board.

c. Nomination of board members:

1. Office of the President – The President (self-nominated), no other nominations presented; Freddie Barnes was elected to the position of President.

2. Office of Vice President – Board member Burnel Wilkins nominated the Vice-President; Ginny Cuello-Ward declined the nomination. The President nominated the

Secretary, the Secretary declined the nomination. Board member Burnel Wilkins nominated board member Josilyn Barnes; board member Josilyn Barnes declined the nomination. Board member Burnel Wilkins (self-nominated). Burnel Wilkins was elected to the position of Vice-President.

3. Office of the Treasurer – The President filled the position as Acting Treasurer until a board member is elected.

4. Office of the Secretary – The Secretary (self-nominated); no other nominations presented. Darlene Turner was elected to the position of Secretary.

e. The ARC Committee's purpose was explained. Currently, the proposed board members are Burnel Wilkins, Freddie Barnes, Josilyn Barnes, and Darlene Turner. PCAM will send an email communication to see if any community members are interested in sitting on this committee. Community responses need to be returned by January 4, 2024 to PCAM.

VI. Delinquent Accounts

a. PCAM informed the board that a homeowner is now paid up to date.

VII. Property/Land Issues

a. The PCAM representative informed the board that the HOA is contracted with Premier to check the community once a month regarding violations.

b. A discussion regarding a "walk-through" of the community was tabled until our January meeting.

c. PCAM representative requested a time for board members to review the contents of three boxes of materials, which need reviewing and a resolution made concerning their contents.

d. A discussion regarding above-ground pools was tabled for future discussion. No executive board member presented an action for moving forward with the creation of a By-Law/CCR committee.

e. A discussion regarding rental properties tabled for future discussion.

f. The board decided to decline Enviro Tech's offer to winterize the fountain in the pond.

VIII. Other Issues/Items

a. The board tabled discussion of changing the yard sale sign for the January meeting.

IX. Adjournment

The President made a motion to adjourn the executive board meeting; the Secretary seconded the motion to adjourn the executive board meeting. The motion passed to adjourn the executive board meeting at 8:33pm.

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