



BRW HOA MEETING

Meeting Agenda

July 7th, 2025, at 277 Orchard Park Drive

I. Call to order:

Meeting called to order by Suzanne Hess (President). In attendance Janet Huskins (Vice President), Ernie Sheldon (Special Projects), Chick Henn (Secretary), Brenda Frucht (Administrator)

II. Approval of Minutes from our April 14th, 2025, meeting was unanimously approved by the Board.

III. Old Business:

Signage: restrictions currently exist in our HOA By-laws and the Board discussed possibly relaxing them with For Sale and Under Contract signage. It was decided to leave everything as is with no changes for any signage placed on a homeowner's property.

Solicitation: recently a number of homes were solicited for Pest Control services by a company currently providing these to a BRW resident. The individual was told that we do not allow solicitation in our neighborhood and that they should not go door to door. We also discussed any signage that might be placed in our neighborhood and that this was not allowed and would be removed if found.

Weeds: Chick & Ernie as the landscaping team drove the entire BRW neighborhood in an effort to identify those residents that were not adhering to our HOA By-Laws with proper weed control and flower bed maintenance. A number of homes were identified as not keeping up with our community standards and letters were sent by Brenda to each homeowner with a timetable for remedial action.

We ask every BRW resident to kindly maintain their property so that we can continue to be proud of our BRW community.

Landscaping: Suzanne asked about maintenance for the strip area behind the chain link fence on Cedar Lane. Chamberlain has cleaned this up for us a number of times on a request basis. Chick & Ernie have now made this area part of our Landscaping contract for 2026-2028 to be maintained on a regular basis.

Our landscaping RFP Bid proposal solicitation has been given to four (4) companies and the Board will be reviewing the firm responses this month and should be in a position to identify the Landscaping company that will service BRW for the next (3) years; 2026-2028.

The Board also discussed the trees between the sidewalks and the curbs; since this is part of the homeowner's property and some maintenance might be necessary periodically. Further conversation is taking place to see if something might be done with our landscaping company.

Pet Clean-up: The Board asked Brenda to send a notice out to all of our BRW homeowners asking them to please clean up after their pets, since dog poop was noticeable in most of the median areas near our mailboxes. This reminder seems to have worked; as it has improved dramatically. Thank You Pet Owners...

New Neighbors for 2025; We are pleased to welcome our new neighbors that have moved into BRW during 2025.

Rob & Mona Shamie- 345 Orchard Park Drive

Charles & Sherry Lloyd- 125 Sycamore Commons Lane

Ken & Linda Llapiejko- 156 Orchard Park Drive

Rob & Melissa Wittner- 117 Bridgewood Lane- "Welcome back"

Scott & Laurie Rhodes- 115 Sycamore Park Lane

- IV. **Financials:** Brenda Frucht (administrator) passed out the first half 2025 financial reports and stated that basically all BRW HOA dues for homeowners were paid for the residents who pay semi-annually. She stated that we are right on budget for both expenses and income as of June 30th. Brenda manages the checking account and with this has been able to increase our assets with both a Truist money market account and also two Truist CD's. The Board began this asset management approach back in early 2024. (Financial documents included)
- V. **New Business:** The insurance renewal for the directors and officers along with our general liability insurance for our HOA is in the works and we are looking at a three-year contract similar to what we currently have.
Security: The Board discussed security in our neighborhood in view of some of the recent occurrences. We reinforced the fact that all garage doors should be closed when not in use. John Hobson, BR Sheriff discussed security signage and additional security cameras with the town council on July 8th and further review is underway. The Board will keep our residents updated with anything that surfaces from the sheriff's office or the town council.
- VI. **General discussion:** Janet Huskins and Chick Henn talked a little about the gated community meetings with the mayor and the town representatives. Andrew Meadwell is finalizing the proposals received from (3) companies that

have submitted quotes for an “All Services” Gated Community System and (2) companies that have submitted quotes for the “Staff Only” approach.

Andrew told the town council and the mayor that it would take another few weeks to complete his discussions with these companies and to finalize his review of each proposal. He stated that he would have his recommendation sometime in August. The gate task force along with the HOA Board will keep everyone updated on our gate operations, once everything is finalized.

- VII. New HOA Board Members;** with two (2) board members going off the board at the end of 2025; the board will be looking to fill these positions and nominations will be solicited and reviewed over the next 30-45 days, Brenda will be sending out a note to see about anyone’s interest and Janet will be talking to potential candidates over the next few weeks.

The next meeting date for the HOA Board has been set for Sept 10th.

The meeting was adjourned by Suzanne Hess, President

Respectfully submitted by; Chick Henn; Secretary