

Brandt Village HOA
Board Meeting
January 24, 2024
2301 Brandt Village

Members present: Martha Uhler, President; Gail Hughes, Vice President; Matt Lovell, Treasurer; Jay Young, Member At-Large; Andrew Shannon, Prestige Management; Bren Knox, Prestige Management; Lisa Al-Qimlass, resident; Linda Moon Secretary

Resident Comments

Lisa Al-Qimlass (2322) attended the meeting and presented several concerns about Brandt Village. First, she reported on an area behind the community garden that is overgrown with weeds, has garden supplies and tools scattered around it, and has highly invasive trees beginning to grow in it. It appears that weeds from the garden have also been disposed of in this area. Andrew noted that Bland should be mowing that area and that he would get Daniel to walk the area with him to point this out. Bren added that she would include a note in the newsletter to the community about not dumping in this or any other area on Brandt Village property. Lisa also addressed the recent landscaping behind her townhouse, that involved removing all the leaves, leaving a large muddy area. In the landscaping process, cables were damaged, and her internet service interrupted. Prestige will be contacting Bland to clarify what the contract specifies in order to minimize future confusion. Lastly, Lisa made the board aware of some littering/dumping in the neighborhood on the pathway between Brandt Village and Millican's Pond.

At 6:28, Martha called the board meeting to order. Linda requested approval for the minutes of two prior meetings. Jay moved to approve the minutes for the November 15, 2023 meeting; Matt seconded the motion, and the motion carried. Gail made a motion to approve the minutes from the December 3, 2023 meeting; Matt seconded the motion, and the motion carried.

President's Report

Martha acknowledged that leaf collection at Brandt Village continues to be a challenge. Overall, she indicated that Bland did a great job. Some issues require further board consideration, such as the leaf collection in the natural areas.

A contract for brine application prior to forecasted inclement weather has been signed, but further discussion needs to occur for a snow removal contract.

As soon as the weather permits, Martha will walk the property with Andrew.

Financial Report

Matt reported that overall, the financial report looked good, but he had some questions about some residents that are in arrears with association dues, Andrew clarified that \$1100.00 was a relatively small amount, and that Brandt Village is currently in strong standing with its finances. Bren noted that with the new software at Prestige, board members will have more access to financial information.

Prestige Report

Andrew reported that a few painting tasks remain at the pool, as well as the wrapping of three posts. Flashing repairs were completed by Integrity Roofing. Garry Comer fixed drainage problems at 2363. There remain several items on George's repair list that have not yet been addressed.

Snow Removal

After discussion, Jay made a motion to accept Bland's snow removal proposal, contingent upon the additional conditions as noted in the contract proposal, which include pre-storm delineation of the speed bumps and all curbs. Matt seconded the motion and the motion carried.

OSHA Requirements

Angelo Kontoulas communicated new OSHA requirements for pool safety and compliance. The total cost for these updates is \$432.00. Gail made a motion to accept Carolina Pool Management's offer to order and set up the required items for these compliance updates; Matt seconded the motion, and the motion carried.

Newsletter

Martha has begun and will complete newsletter articles and will send them to Andrew. Articles include information about the new brine contract, new Brandt Village residents, as well as trash can curb placement and timely return to each townhome.

Terminix

Terminix inspection was completed on January 16. One resident was encouraged to install a vapor barrier. Andrew will forward the report to board members.

Landscaping

Daniel (Bland) reported that soil tests at Brandt Village indicate the need for an application of lime as a soil conditioner. This is an extra service at the cost of \$1,537.00. Jay moved to approve the lime application; Gail seconded the motion, and the motion carried.

Jay made a motion to move forward with the application of Mini Pine Bark Nuggets in the Brandt Village landscape. Any resident who wants to opt out of this groundcover will need to submit an Architectural Request for an alternative covering. Matt seconded the motion, and the motion carried.

New Business

The dates for 2024 Brandt Village HOA meetings are: January 24, April 24, July 24, and September 25. The Annual Meeting will be held on October 23, 2024.

Jay requested an extension on his Architectural Request (from 2021 until December 31, 2025) for window replacement; additionally, he requested that BTL Siding be removed as contractor. Matt made a motion in support of these changes and Gail seconded it; the motion carried.

Jay noted that a new/updated directory needs to be sent to the community. Also, some revisions to the Handbook (especially the first page) need to be made.

There being no further business, Martha adjourned the meeting at 8:30 p.m.

Respectfully submitted,
Linda Moon, Secretary

Action Items:

- Martha will forward information to Andrew/Bren for the newsletter.
- Andrew and Martha will walk the property.
- Andrew will follow up with George about items that remain on his list of repairs.
- Martha will send consent form to Angelo for OSHA requirements.
- Andrew will forward Terminix report to Brandt Village board members.
- Bren will contact Bland about the approval of lime application to BV property.
- Martha will contact Bland about amendments to the snow removal proposal