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| meeting Minutes | |
| Brandywine estates HOa annual meeting | |
| Date: | March 23, 2024 |
| Time: | 10:00 am |
| Location: | Middendorf-Kredell Branch library on HWY K |

# In attendance

6 homeowners were present for the meeting and voted. Sign in sheet located in meeting minutes on HOA website.

Meeting started at 10:03am

# Items voted on

Should we have a picnic or community yard sale this year?

6 votes for No so we will not have a picnic or community yard sale.

Please keep in mind that this does not mean you cannot have a picnic or yard sale, this just means that the HOA will not be hosting those events this year.

# Discussions and concerns

Website

We have built a website to keep all residents of Brandywine Estates informed of community events, the ability to pay dues online, access to our bylaws, meeting minutes and any notices or concerns within our community.

Many people said frustration with lack of communication and not enough notice of upcoming events. This website helps the HOA communicate in real time. I encourage everyone to at least check it out and let us know if there is anything you would like to see added to the site.

Also note that you can contact us on the website. If there is an urgent matter this website will let me know directly, so this is the fastest way to get a response.

Landscaping

Resident brought up that the grass easement between the sidewalk and Woodcrest is owned by the county, but our landscaping company is cutting it. The question asked was if we were being charged for that if it stopped being cut would that bring down the costs?

It was said by another resident that the landscaper is also a homeowner here and that he is more than likely cutting that area because the county only does it 2 maybe 3 times a year. If you have ever walked down that sidewalk it gets bad with litter and the grass gets very high.

HOA President said that we are charged $400 for each cut, and we are contracted for 16 cuts. The areas contracted are for the two common grounds and the sign area in the front of the subdivision. The current amount we are being charged is lower than any other company we have contacted about lawn care. Most companies charge double his rate to do the exact same thing.

President will contact landscaping company for clarification on the easement. We will update the meeting minutes on the HOA website with this information.

(Please note that the bylaws have our subdivisions layout which show where each common ground area is located and where our property lines are located. You can access those bylaws on our website.)

Parking on Sidewalk’s

Resident said that several homes with sidewalks through their driveway are blocking the sidewalk. This leads to having to go into the street to walk around the cars. While it cannot be helped in some cases, please be mindful of that when parking if you cannot block the sidewalk. Now that the weather is starting to warm up more people will be outside, and the city of O’Fallon will come out and give warnings to those they find blocking the sidewalk. So just a heads up.

Dogs must be on a leash if they are not contained in homeowner’s yard.

The HOA has received several complaints from residents about homeowners letting their dogs outside without having a leash or fenced yard. Complaints have said the dog(s) are running in the roads and running up to people in their yards and on the sidewalks. This is a safety issue for everyone, and we would like to make sure that all residents including our 4-legged residents are safe and feel safe in our neighborhood.

***The HOA will be contacting homeowners listed in the complaints directly to resolve this matter.***

Yearly Dues

It was asked if we foresee raising our dues again soon. If we can continue to keep our current landscaping, then I do not see any need to increase the dues anytime soon. If something changes, we will notify the community by sending out a notice in the mail and updating the website.

The HOA will not make any decisions without an approved vote from the residents.

We have not received any volunteers for the HOA secretary. If interested, please contact the HOA on our website or email.

Meeting adjourned at 11:00am

# Next meeting

## We ran out of time before we could set up next year’s meeting. The website will be updated once we have reserved the time and place, and we will send out notice in the mail.