

# Brechin Park Homeowners Association

## Meeting Minutes

December 19, 2019

Present: Roland Myers-President  
Frank Sack-Vice President  
Ron Romuno-Communications  
Kevin Wildermuth-Landscape  
Dan Harmon-ARC  
Carlisa –ARC Committee Member  
Dick Myer-Resident  
Nicole and Jane Kearney-Residents

Next meeting: January 16, 2020, 7:00PM

### Meeting Called to Order at 7:00PM

Motion to accept minutes from last meeting tabled until receipt of notes.

- **New Business**

- We have been asked by CAMGA to decide on a course of action for past due accounts.
  - We need to start by understanding the reason for the past due situation (whether due to violation fee's or annual dues) and then create a demand letter.
- 250 Brechin Dr needs to resolve the erosion occurring at the sidewalk adjoining their property. ARC to send a letter reminding resident of their responsibility.
- Lots of discussion regarding the placement and visibility and appropriateness of allowing a travel trailer to remain parked within the neighborhood despite CCR's. Many ideas were floated to hide the trailer from view, but it was agreed by the majority that he would never be able to fully conceal the trailer regardless of the amount of foliage planted. The only acceptable location would be within a garage as the CCR's stipulate. It was noted that there are a few utility trailers hidden in the woods behind residents but given their see thru design are barely noticeable. If someone complains however we should be ready to respond. In the end the motion to allow an exception for resident Bob Grill's travel trailer failed. As a result of this decision, Bob's trailer needs to be moved ASAP and the board will need to provide Bob with our response in writing.

- **Landscape**

- Kevin had the golf cart entrance landscaped with various stone materials and had posts with solar lamps and stop signs installed. All agreed that the area looks like someone now cares! Great job!
  - Discussed installing reflectors on the posts but the solar lamps may do that job better.
  - Discussed adding a "Golf Cart Crossing" sign on Bontura to warn drivers. Roland will purchase.
- By way of reimbursement Kevin has been asked to purchase a \$100 gift card for himself and to seek reimbursement from CAMGA.
- Kevin had a new shingle roof installed on the gazebo. While they were there they also repaired foundational problems that made the floor suspect to walk on. Much better and it should now last for another 10-15 years.

## **Brechin Park Homeowners Association**

Meeting Minutes, December 19, 2019

Page 2

- **Communications**

- Ron will need content for the newsletter.

- **ARC**

- Received request from Nicole Kearney at 105 Densmore Ridge for some tree and shrub trimming. Verbal authorization was provided at the meeting.
- It was noted that the owner at 255 Brechin Dr. constructed a pergola at the end of their driveway and in front of their pool without ARC notice or approval. We will send a letter to remind them to seek approval before commencing a similar project.
- Discussed Bob Grill's exception request at length.
- Noted that the PWC and trailer at Sam Chapman's house was only moved from the side of the house to the rear. Now visible from the lake. A letter will follow the January drive through.
- Noted that the utility trailer at 190 Bontura Dr. was only moved from their driveway to the woods behind their pool. Fairly well hidden, but still visible from the lake side.
- Voted to add Carlisa, Roland, and Kevin to the ARC Committee.

*Meeting adjourned at 8:20PM.*