

2009

2010

Brentwood Homeowners Association, Inc.
Annual Membership Meeting

2011

2012

2013

BRENTWOOD HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
Waldorf Jaycees Hall – 7:00PM
Wednesday, May 18, 2011

AGENDA

1. CALL TO ORDER
2. WELCOME / INTRODUCTIONS
3. VERIFICATION OF QUORUM
One-fourth (47 units) of the membership must be represented in person or by proxy in order to establish a quorum.
4. APPROVAL OF 2010 ANNUAL MEETING MINUTES
5. DISTRIBUTION OF THE FINANCIAL STATEMENTS
Distribution of the 2010 year-end Balance Sheet and Income/Expense Statement.
6. RE-ELECTION OF THE BOARD OF DIRECTORS
The Class B Members (Developer) will serve another one year term as the Board of Directors.
7. DEVELOPER UPDATE/ANNUAL REPORT
8. OPEN FORUM
Please limit your comments to two (2) minutes to ensure all homeowners can address the Board in a timely manner. Thank you for your cooperation.
9. ADJOURNMENT

BRENTWOOD HOMEOWNERS ASSOCIATION, INC.

Minutes of the Annual Meeting

Waldorf Jaycees Hall, 6:00 PM

Wednesday, May 19, 2010

The meeting was called to order at 6:10 PM. Jason R. Lewis represented Maredith Management, LLC, AAMC.

INTRODUCTIONS. Introductions were made.

QUORUM. Management verified that one-fourth of the membership needed to be present in person or by proxy, which is equal to thirty-four (34) homes. With forty (40) homes represented, quorum was established.

APPROVAL OF MINUTES. Upon a motion duly made, seconded, and unanimously carried, the 2009 Annual Meeting minutes were approved as written.

FINANCIALS. The 2009 year end Balance Sheet and Income/Expense Statements were distributed to the membership.

ELECTION OF THE BOARD. The Class B Members (Developer) will serve another one year term as the Board of Directors.

DEVELOPER UPDATE/ANNUAL REPORT. The Developer, via correspondence from Mr. Jim Lorenzi, provided the following annual report to the Membership:

To update on the paving status, the developer in mid June will be installing the top coat of asphalt on the following streets: the remainder of Bancroft, Valverde, Linden Grove Dr past Hanley Court, McKnight Court., Hanley Court and Carthage Court. Shortly thereafter they will be turned over to the County which makes all maintenance Charles County's responsibility, including snow removal. We will schedule a walk thru on Brentwood Section 2 and Section 3 with homeowners in each section and County representatives in July. A new drain will be installed in the open space between McKnight Court and Blakely Street to address some ponding water in early July.

We also will be base coat paving the Linden Grove Section 1. Sales will not commence in Linden Grove until Brentwood Section 4 is near being sold out. The earth stockpiles in Linden will be removed and the balance of the permanent fencing on the Storm Water Management ponds will be completed. We will be deeding the open space in Brentwood Section 2 & 3 to the HOA within the next month. We are on Middleton landscaping schedule to seed all common areas in these sections and some areas in Section 4 in the next week or two. We also need to put the ground maintenance out to bid for Brentwood Section 1, 2 & 3.

OPEN FORUM. In accordance with Article 11B-111 of the Maryland Homeowner's Act, an open forum was conducted in detail, with various homeowner issues being raised. These concerns included the following: the attendance of the Board at the current and previous Annual Meetings, the growth of poison ivy and oak on Bancroft Street and throughout the subdivision, issuance of violations for 36" satellite dishes, request for the release of ground maintenance

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invoices, request for signs reminding residence to clean up dog waste, request for trash cans in the common area to combat debris and trash, request to upgrade and installation of additional streetlights throughout the subdivision, request to schedule Annual and other General Membership meetings at 7:00pm, request for an increase in trash pickup from one day a week to two days a week, and the condition of the landscaping maintenance within Section One of the community. Lastly, the developer asked that that the membership be consulted on the permissibility of basketball hoops, which they overwhelmingly supported.

ADJOURNMENT. As there was no further business, on motion duly made, seconded, and unanimously carried, the meeting adjourned at 7:10 PM.

Respectfully, Submitted:

Approved by:

Jason R. Lewis, CMCA
Community Association Manager
Maredith Management, LLC, AAMC
Managing Agent for Brentwood Homeowners Association, Inc.