

BRENTWOOD HOMEOWNERS ASSOCIATION, INC.

Minutes of the Annual Meeting

Wednesday, May 18, 2011

Waldorf Jaycees Hall – 7:00 PM

The meeting was called to order at 7:20 PM. Jim Lorenzi was present, representing the current Board of Directors. Jason R. Lewis, CMCA represented Meredith Management, LLC, AAMC.

VERIFICATION OF QUORUM. Management verified one-fourth of the membership needed to be represented in person or by proxy, which is equal to 47 homes. With 51 homes represented, quorum was established.

MINUTES. Upon a motion duly made and carried by Mr. Lorenzi, *the 2010 Annual meeting minutes were approved as written.*

FINANCIALS. The current and 2010 yearend balance sheet and income/expense statements were distributed to the membership.

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

DEVELOPER UPDATE/ANNUAL REPORT. Mr. Lorenzi provided the membership with a brief update on several development activities. He reported that Sections 2 and 3 are reaching the final stages of being turned over to Charles County. Within several sections, the Developer is seeking to have the streets paved before winter. The Board also announced that the Association will be soliciting volunteers for the Lighting and Homeowner Advisory Committees. Management reported to the membership on several achievements since the 2010 meeting. These included implementation of two day a week trash service, 7:00pm annual meeting, and a new landscaping contractor.

OPEN FORUM. In accordance with Article 11B-111 of the Maryland Homeowners Association Act, an open forum was conducted. Homeowners raised concerns about several issues including: timeline for turnover of development sections to Charles County, maintenance responsibility of the of the common area, issues with the landscaper, installing Fido bag stations and trash receptacles, concerns regarding Developer subsidies to fund operations, sidewalks being maintained during snow storms, the unresolved issue of poison ivy and poison oak, completion of the pavilion, speeding by residents and builder crews on neighborhood streets, continued problems from construction activities, concerns about continued new lot openings, concerns regarding violations for basketball hoops erected on the property, and the date of the transition to a homeowner controlled Board of Directors.

ADJOURNMENT. Upon a motion duly made and carried by Mr. Lorenzi, the meeting was adjourned at 8:34 PM.

Respectfully, Submitted:

Approved at a next Annual Meeting:

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

Board of Directors