



**BRANDY CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**TUESDAY, APRIL 9, 2013**  
**MINUTES**

The meeting was called to order at 6:30 pm by Gary House, Premier Community Managers. All Board members were in attendance with Nancy Buchanan attending via cell phone conference call. In addition, there were 13 owners in attendance.

Proof of Notice was acknowledged unanimously and a quorum certified.

Bill Sawyer made a motion to approve the previous meeting minutes, 2<sup>nd</sup> by Mary, UA.

Gary gave the financial report for month ending March 2013. No questions were asked other than the amount in reserves. Gary further explained the purpose of the reserves and how they were funded in previous years. The delinquency report dated as of today was reviewed with no further action.

**Old Business:**

The engineering report from Steve Linhares, Universal Engineering was reviewed. The Board made the decision to ask Universal to obtain at least 3-4 bids for the work required on Brandy Lake View Drive and submit those to the Board. The pending road repairs that were contemplated are being put on hold in accordance with the Board instructions until the Board is made aware of just how extensive and how much cost will be involved in the repair of the drains.

**New Business:**

**Dan Cetrone** – Gary reported he visited with Dan and personally observed the drainage issues facing the property. Due to visual elevations of the property and the seemingly slope of the road toward Mr. Cetrone's property, Gary suggested the drainage issue may be being caused by the lack of proper road drainage. Gary will ask Universal to address this situation during their investigation of the drains and roads.

**PCM Contract** – A motion was made by Kathleen to approve the new 3-year community management contract, 2<sup>nd</sup> by Mr. Cetrone with a unanimous vote in favor of the new contract.

A motion was made by Dan to adjourn the meeting at 7:50, 2<sup>nd</sup> by Mary, UA.

Next meeting is scheduled for July 2013