

June 16th, 2026

Monthly Meeting Minutes

Brandy Mill Homeowners Association

Meeting called to order at 5:29 pm

Roll Call completed – Attendees Merlin, Alan, Tony and Kat

Review of delinquent HOA dues currently in collections with attorney:

- 4 left that are 2025 only
- 4 left that are 2024 and 2025 – and probably previous years but can only see as far back as our years of collection.

Review of list of people who are not abiding by the covenants and bylaws who have been served with multiple letters and fines for noncompliance and not followed thru, rectified their situations or paid fines and fees. – These offenders are also now being sent to the attorney for prosecution/ collections.

Multiple phone calls made to Tamsburgh property owner of from property as well as the real estate broker regarding need for clean-up of front property cut down as lots of brush left behind making it high risk for fire.

Motion approved - Community passed items from annual election have been sent to HOA attorney. Unanimous vote for rewrite of bylaws and covenants to update with changes made by community vote. Having resealed and registered with county.

Letter received and reviewed from County stormwater regarding pond within Brandy Mill passing inspection.

Discussion on speed bump need on Rice Mill due to high travel at unsafe speeds and multiple children at play as well as pets on this road. Will get information on cost and review at next meeting.

Letter for violation on easement-

- 4 properties not in compliance according to county office, no permits granted for sheds or buildings that have been erected on top of or close to easement for drainage. Easement maintenance is responsibility of private property owner and buildings, sheds or fences or anything that impedes drainage is not permitted in those areas. Refer to bylaws/ covenants.

- Letters to be mailed to the 4 property owners in question, county office also supposed to make a face to face stop for inspection of these properties. Letters will include maps of easement received from County storm drain department.
- Follow up with County for update on this process will be done by board member to check status of their face-to-face visit.

Financials:

- Primary account 40,432.02
- Savings account 15,104.77

ARC for review:

- 432 Brandy Mill expanding driveway – Approved will call tonight, form signed.

Delinquency letter for 2026 dues will be mailed out at the end of this month

Sprinkler system repair discussed. East end entrance not working at all, and questionable leaking after car hit front tree on West end entrance. Will call and get bids for repair.

Landscaping improvements for this year discussed.

- Approval of 2,000 towards improvement in community area landscaping.

Next month meeting discusses. Set for July 21st.

Meeting called to end at 615 – Motion to adjourn approved