



Date of Meeting: 06/19/08 Time: 6:00-7:00 P.M. Location: Oxford Public Library

Minutes Prepared By: Dave MacQuaid - (Help from Peny Ward w/ recorded audio)

1. Purpose of Meeting

- Annual All Member Meeting
- Old/New Business

2. Attendance at Meeting

<i>Name</i>		<i>Title</i>
Paul Galdes	(PG)	President
Dominic Pirocchi	(DP)	Treasurer
David MacQuaid	(DMAC)	Secretary
Peny Ward	(PW)	Member
Doris Trader-Moulden	(DTM)	Member

3. Meeting Schedule

- Call to Order
- Roll Call
- Counting of ballots for quorum.

A member volunteered to help count the ballot forms for nominee election and for two possible changes to the By Laws.

- Open Forum:

- Question: What is the update on the retention basin/water management area?

PG: The board contracted Eco-Bound to remove the invasive plants and spray herbicide. Chester County Conservation District said the basin is working and doing its job.

- Question: What is the going to be done with the other small basin on S. Brookside? There is overgrown weeds and trash in this small area.

PG: The board was unaware of the basin and will include this area when quoting bush hogging/clean up.

- Question: Does the main basin need to be dredged?

PG: The board has been actively pursuing expert opinions on the condition of the basin. Reserve Advisors was contracted to survey all areas of Brookside



3. Meeting Schedule

Estates. Their report stated that areas of the basin had silt build up that should be taken care of. DMAC met with an engineer from Technivate who walked the basin area and his opinion was that the area looked fine. No silt deposits were noticed around the drain entrances and the “cat tails” show the vegetation is growing properly.

The board wants to gather as much information as possible to make responsible decisions due to the cost of this type of work.

PG asked if there were any more questions for the board. No further questions were asked.

PG stated that the board will now conduct its normal meeting agenda with officer reports, old and new business.

Members are welcome to stay for the remainder of the meeting.

- Treasurer’s Report:

- DP: No report at this time due to computer issues. Once issues resolved the report will be available.

- Payments Made : Lawn Care \$1,089.00 (April)

\$1,276.00 (May)

Lawyer \$41.00

- Ballot results:

- DMAC received 61

- DTM received 61

- The Question: Should Article III, Section 4 of the By Laws be amended to change the definition of Quorum from “the presence in person or by majority of Members eligible to vote” to “ the presence in person or by proxy of twenty five (25) percent of members eligible to vote”?

Yes: 48 votes No’s: 17 votes **Passed.**

- The Question: To comply with state regulations, should Brookside Estates amend the declaration to require 2/3 vote to change provisions within the Declaration?

Yes: 51 No’s: 14 **Did not** have 90% to **Pass.**

Final results.

DP – motions to approve the results of the ballot.

DMAC - 2nds motion

All in favor- all yeas



3. Meeting Schedule

- Secretary's Report:

- Sent out May 08 meeting minutes for review. Once approved they will be posted on the Web site.

DTM – motions to approve minutes for May

PW - 2nds motion

All in favor- all yeas

- President's Report:

PG- Letters- A letter was received about a tree in open space with broken branches.

PG: Contacted an arborist to come out and check the tree.

PW: Emails: Volunteers for the tree planting in the Fall.

(The program is tree vitalization in which we will receive 100 free trees of various types to plant in the open space. The board is asking for volunteers to help pick out the trees and to plant them. The trees are of a decent size 3-4 feet tall.) Equipment will be rented to help with the planting.

Complaints: None

Violations: None

- Community Events Report

June 21st Neighborhood/Borough Garage Sale. 8-4
Block Party? Need volunteers.

- WEB Committee Update:

DP- None

- Reserve Advisors:

Eco-Bound will be out in July to treat the Basin/Creek

PG: No further questions.

DMAC – motions to adjourn annual meeting

DP - 2nds motion

All in favor- all yeas



3. Meeting Schedule

Executive Session

- Roll Call

PG to DP: Any payments received?

DP: Two payments came in. Member 124573 sent in most of their payment, except for a \$25 late fee.

DP would like to wave the fee based on the large amount received.

DP –motions to wave the fee for member 124573.

DMAC - 2nds motion

All in favor- all yeas

PG: A letter to members 124518 & 124519 was agreed by board members that states they are in violation having a contractor sign on their front lawn. PW stated that at the time the letter was to be sent, member 124518 had taken down the sign, so member 124519 received the letter. Both should have received them so they are aware of the violation.

- New Business

PG: Every other month meetings. We need to be better at responding to e-mails/ and items from the P.O. box.

PG: Would like to change board positions:

PW would take over Treasurer (being the member that picks up mail from the P.O Box./Bank Issues. This would decrease response time.)

DP is fine with this change.

DP will fix the issues with the computer before turning it over to PW.

DP should have it up and ready within 2 weeks

PG: DTM will be more of the copy person/Welcome Baskets

PG: DMAC to resume Secretary position and be Contractor contact.

PG: DP will focus on the Web Site, being more of the expert in this area.

PG: Would like all board members to add an extra e-mail account that automatically forwards a copy to that account creating a backup e-mail.

In case of a computer/server failure, the e-mails will be saved.

This should be set up ASAP.

- Next meeting date:

08/21/08 PG will make an agenda.

DP –motions to adjourn meeting

PW - 2nds motion

All in favor- all yeas



3. Meeting Schedule

Meeting adjourned

4. Action Items

Action	Assigned to	Due Date	Status
Meeting minutes	DMAC	asap	In process
Delinquency/violations	DP	TBD	
Reserve Advisors	DMAC/PG/PW	TBD	

5. Next Meeting

Target Date:	10/16/08	Time:	6:00-8:00 P.M. EST	Location:	Oxford Public Library
Objectives:	General monthly meeting				