



Date of Meeting: 08/16/07 Time: 6:00-8:00 P.M. Location: Oxford Public Library

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

1. Purpose of Meeting

- General Meeting
- Old/New Business

2. Attendance at Meeting

Name		Title
Paul Galdes	(PG)	President
Dominic Pirocchi	(DP)	Treasurer
David MacQuaid	(DMAC)	Secretary
Doris Trader-Moulden	(DTM)	Member
Peny Ward	(PW)	Member
All board members	(BOD)	

3. Meeting Schedule

- Call to Order
- Roll Call
- Treasurer's Report

Bills that were paid 7/15/07 to 8/15/07:

1. Waiting for petty cash from MAMC
2. MAMC did not send the monthly report to the treasurer
3. DP- wants to get up to speed with the financial software

Secretaries Report:

- Currently working on June and July minutes.
- A/L guide still be reworked.

- President's Report:

PG- All members have received the updated Rules and Regulations.

(MAMC has a copy also)

PG- Violations: letters have been sent out by MAMC to members that are in violation.



3. Meeting Schedule

A member had a complaint about a threatening letter from the HOABOD just after they asked where they stood with their annual assessment in a polite manner.

PG- This issue was resolved with the member. The timing of their question was in the time frame the letters went out to members in violation.

PW- Can we talk to MAMC about issues/business they should be handling in a timely fashion?

BOD- Had a discussion about MAMC and what we felt they should be doing for Brookside Estates. The BOD is constantly asking for information from MAMC on many areas of business with delays in responses.

PG- We will set up a meeting with MAMC to discuss these important issues.

- Committee Report

DTM- Created a welcome basket for a new member that has moved in and welcomed them to the neighborhood. Thank you DTM!

PG- Are we having a block party this year? Contact member(s) from past block party for an update.

- Architectural Committee

None at this time

- Old Business

Informal complaint: A metal swing set was erected and there was a concern that this is not acceptable.

BOD- There is no restrictions on metal swing sets being installed.

DTM- sent out bid information (names) for landscaping/snow removal to MAMC so they can contact/receive their bids.

- New Business

PG- wants to have a plan/vision going forward with regards to:

1. MAMC
2. Reserve Advisors Engineering report
3. Establish more committees
4. Stream lining meetings
5. Get financials in order (budget)
6. Violations/fines

PG- We need to get the summer newsletter together.

PW- Will start creating newsletter and asked for input from BOD.



3. Meeting Schedule

PG- Would like to see a "Who to contact list"
When to contact the HOA and when to contact local police/authorities.

PG- Web master: it would be beneficial if the BOD could be in control of the Web site in regards to updates/setup.

PG- BOD monthly meeting place? Do we keep it at the Oxford Public Library or find a new spot?

DTM- Will contact the Oxford Senior center and ask about the scheduling.

PG- MAMC contract renewal? The BOD has made their decision.

DP- Makes a motion to contact MAMC and let them know we will not renew the contract between MAMC and Brookside Estates after 12-31-07.

PW- 2nds motion

All in favor- all yeas

PG- How is the transition from MAMC to BEHOA going to start?

BOD- will handle: Mailings, violations, inspections, 5407's, historic files etc.
The board would like to start handling as much as possible to make a smooth transition come 01-01-08.

BOD- will need to discuss these requests with MAMC.

(The board still needs to receive the updated contract from MAMC)

PW- Brought a sample HOA member booklet for the BOD to review and use as a guide to make our own. This would be a "cliff notes" for our documents and important numbers for all members.

A/L Requests:

PG- A member is requesting a landscaping change to the rear of their property, adding large boulders to minimize water flowing into yard. They are also adding a concrete patio.

BOD- reviewed detailed plans provided by the homeowner and discussed the request and the impact to neighbors on either side of the homeowner. The Board agreed there should be no negative impact.

DP- motions to approve request

DTM- 2nds motion

All in favor- all yeas

PG- would like to have a survey for the members to rate the board and give suggestions/comments.

DP- will look into a website for this survey.



3. Meeting Schedule

PW –motions to adjourn meeting
 DMAC - 2nds motion
 All in favor- all yeas

Meeting adjourned

4. Action Items

<i>Action</i>	<i>Assigned to</i>	<i>Due Date</i>	<i>Status</i>
Meeting minutes	DMAC	asap	In process
Delinquency/violations	DP	TBD	
Reserve Advisors	DMAC/PG	TBD	
Newsletter/Member directory	PW/DTM	asap	

5. Next Meeting

<i>Target Date:</i>	09/20/07	<i>Time:</i>	6:00-8:00 P.M. EST	<i>Location:</i>	Oxford Public Library
<i>Objectives:</i>	General monthly meeting				