



Date of Meeting: 10/18/07 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

- General Meeting
- Old/New Business

2. Attendance at Meeting

Name		Title
Greg Jadlocki	(GJ)	MAMC
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
- Treasurer's Report

Financials from 8/31/07 to 9/30/07:

1. Paid the auditor 1/2 of his fee for 2006. The other 1/2 is paid when audit is approved.
2. Landscaping: several months were paid.
3. DP- DTM will send the approved audit report for 2007 back to MAMC.
4. Review of preliminary budget for 2008

PW –motions to approve the budget for 2008 with proposed changes report

DTM - 2nds motion

All in favor- all yeas

- Secretaries Report:

- Sent out Sept 07 meeting minutes for review. Some corrections needed. Corrections will be made and posted on the web site. DMAC wants MAMC to send new members information so the list can be updated.

PW –motions to approve minutes based on corrections

DTM - 2nds motion



3. Meeting Schedule

All in favor- all yeas

- A/L guide still to be reworked with material list sheet.

PW –motions to approve secretaries report

DP - 2nds motion

All in favor- all yeas

- President's Report:

Complaints: All complaints have been addressed and are in process.

Request: All requests this past month have been approved through e-mail.

- Committee Report
Tabled

- Web Updates
None at this time

- Architectural Committee
None at this time

- A/L Requests:

Member 124555 requests a concrete patio to replace rotting wood deck.

DP- motions to approve request. (This was approved by e-mail)

PW- 2nds motion

All in favor- all yeas

Reviewed Newsletter for Fall 2007 and Members booklet.

DMAC- motions to approve Members booklet and newsletter pending noted corrections.

DP- 2nds motion

All in favor- all yeas

- Old Business

DP- motions to send ALL delinquencies to lawyer.

DMAC- 2nds motion

All in favor- all yeas

- New Business

- MAMC transition back to BEHOA being self managed.

GJ- Old files can be picked up at MAMC's office.

Current files will be picked up after 01/01/08



3. Meeting Schedule

DP- When will we receive year-end financials? Closed accounts?
 GJ- will send out a detailed schedule for transitioning, what Brookside needs to do and what MAMC will do.

- Reserve advisors: PW- met with a representative From Chester County Conservation. PW gave copies of erosion photos to the representative to have their engineers review and comment on. We are able to receive free trees if we have people to plant them. (They are significant in size). The representative will send in the application for us.
- Replacing of broken sidewalks in common area will be started in spring. Contractors will be contacted during winter for bids.
- Next meeting date: 11/15/07 PG will make an agenda

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

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	
Newsletter/Member directory	PW/DTM	asap	

5. Next Meeting

Target Date:	11/15/07	Time:	6:00-8:00 P.M. EST	Location:	Oxford Public Library
Objectives:	General monthly meeting				