

**BOWLING BROOK FARMS ASSOCIATION, INC**  
**SAVAGE UNITED METHODIST FAITH & MINISTRY CENTER**  
**AUGUST 21, 2013**

**ATTENDANCE**

Steve Bochniewicz, Secretary/Treasurer  
Michael Ohanian, Director  
Tom Young, Director

**OTHERS**

Michelle McGlothin, CVI  
Melanie Clark, just a MINUTE!

**REGULAR SESSION**

**I. CALL TO ORDER**

The Regular Session of the Bowling Brook Farms Association, Inc. Board of Director's Meeting was called to order by Mr. Bochniewicz at 7:03 p.m.

**II. APPROVAL OF MINUTES: June 19, 2013 Regular & Executive Session**

A motion was made by Mr. Bochniewicz and seconded by Mr. Ohanian to approve the June 19, 2013, Regular & Executive Session meeting minutes as written. The motion unanimously passed.

**III. SUBMISSION AND APPROVAL OF AGENDA**

A motion was made by Mr. Bochniewicz and seconded by Mr. Ohanian to approve the agenda with the addition of a non-owner request under New Business. The motion unanimously passed.

**IV. TREASURER'S REPORT**

A motion was made by Mr. Bochniewicz and seconded by Mr. Ohanian to accept the Treasurer's Report as read by Ms. McGlothin. The motion unanimously passed.

**V. COMMITTEES**

**1. Architectural Committee**

**a. Garden Canopies**

Issues of garden canopies as permanent structures have not been addressed by the Architectural Committee and as such there are no clearly defined guidelines. Members agreed to send out a letter with the statute in reference to permanent structures.

**2. Special Events Committee**

**a. Bowling Brook Day**

Has been cancelled. It was agreed that owners would be notified via email blast.

**3. Traffic/Safety Committee**

**a. Maxwell Court Reserved Parking Request**

Request approved and plan in place.

## **VI. MANAGEMENT AGENT'S REPORT**

### **1. Ratify Email Vote**

A motion was made by Mr. Bochniewicz and seconded by Mr. Ohanian to ratify the following email votes:

- a. Approved Brickman to remove seven Bradford Pear trees on Birkenhead Court at a cost of \$2,815.20.
- b. Approved Chamberlain to perform asphalt work on Hadleigh Court, Horsham Drive and Glendower Court at a cost of \$46,970.00.
- c. Homeowner Landscaping Requests.
  - i. Approved work in the common area between 9656 Horsham Drive and the parking lot – all dirt/erosion. Cost of work is \$590.00.
  - ii. Denied work in common area to the rear/side of 9649 Horsham Drive - hill is currently a 'no mow' zone area. Cost of work is \$2,659.00.
  - iii. Approved work in common area to rear of 9319 Steeple Court. Cost of work is \$248.00.
  - iv. Approved work in common area to side of 9319 Steeple Court. Cost of work is \$225.00.
- d. Homeowner Maintenance Extension Requests.
  - i. Denied: Hopkins, 9310 Ridings Way.
  - ii. Denied: Hurd, 9455 Fens Hollow.
  - iii. Denied: Wise, 9317 Daly Court.

The motion unanimously passed.

### **2. LANDSCAPE REQUESTS**

#### **a. 9303 Sombersby Ct – Repair Sunken Area**

A motion was made by Mr. Young and seconded by Mr. Ohanian to deny moving forward with Brickman's proposal to address the standing water caused by the sunken area at a cost of \$1,092.00. The motion unanimously passed.

#### **b. 8770 Birkenhead Ct – Unstable Tree**

A motion was made by Mr. Bochniewicz and seconded by Mr. Young to have Brickman remove the tree behind the property that has been deemed unstable provided certifications are provided by Brickman. The motion unanimously passed.

#### **c. 9650 Glendower Court – Common Area Tree**

A motion was made by Mr. Young and seconded by Mr. Bochniewicz to approve 'option c' if it can be done for \$500 to remove timbers and plant material from underneath the tree. The motion unanimously passed.

### **3. MANAGEMENT REQUEST**

Management advised Members of several dead and dying trees throughout the community in need of removal at a cost of \$2,565.00. A motion was made by Mr. Bochniewicz and seconded by Mr. Ohanian to hold off for a few months on the work to allow for the identification of other trees to add to the list. The motion unanimously passed.

**4. Wakefield, 9311 Lawson Lane – Repair Extension Request**

A motion was made by Mr. Young and seconded by Mr. Ohanian to deny the owner’s request and lump with everyone else. The motion unanimously passed.

**VII. OLD BUSINESS**

- 1. Pitt Bull Legislation** - Members discussed the liability issue and took no action.

**VIII. NEW BUSINESS**

- 1. Development News** - No report.

- 2. Non-Owner Request**

Ms. McGlothlin presented Members with a request from a non-resident owner for reimbursement of \$582 he paid to trim trees he alleges were on Bowling Brook property in the process of selling his house. There was no motion presented.


- IX. OPEN COMMENT** - No comments were presented.

- X. ADJOURNMENT – Date of Next Meeting – September 18, 2013**

The Regular Session of the Bowling Brook Farms Association, Inc. Board of Director’s Meeting was adjourned by Mr. Bochniewicz at 7:47 p.m.

**The Board then entered an executive session for the purpose of addressing a fee waiver request and maintenance violations.**

APPROVED:

 10/16/13  
Vice President Date

 10/16/13  
Secretary Date