

Brennan Estates Board Meeting
Olive B. Loss Elementary School Library
Wednesday February 13th 7PM

Members of the Board:	Position:	Section:
Heather Pasquariello	President	Meadows
Ernest Dempsey	Vice President	Meadows
Geraldine Thomas	Treasurer	Meadows
Rose Ann Smith	Correspondence Secretary	Terrace Townhomes
Daniel Mawn	Board Member	Terrace Townhomes
Zenobia Thompson	Board Member	Arbors
Courtney Glasgow-Rinaldi	Board Member	Meadows
Sekhar Arutla	Board Member	Southwoods
Vickie Coulter-Phillips	Board Member	Terraces Singles
Errol Rodriguez	Board Member	Woodlands

President Pasquariello opened preliminary annual meeting at 6:30 PM.

Preliminary Vote:

41 yes

21 no

The meeting was called to order at 6:58 PM. Several members of the community were in attendance. President Pasquariello welcomed everyone to the 2019 annual maintenance corporation meeting.

President Pasquariello asked Aspen representatives to introduce themselves and give a synopsis of what they do.

Brad Carillo owner and Kathy Kline director of community services introduced themselves to the community members in attendance.

Brad noted that they manage 45 communities across Maryland and Delaware. They manage several communities in the immediate area. He noted that Aspen acts as the administrator for the board. The board makes decisions, Aspen acts on it. Aspen does collections & billings and in that sense, they do "full management."

The reason behind proposing that Aspen be hired are deed restriction violations go unnoticed and so they are unaddressed and are never fixed, several members of the community are not paying their annual dues, and there are several things around the community that simply remain undone regardless of how much the Board members do on their own.

Brennan needs professional help. People aren't paying dues. Homes in the community are not being cared for properly. Management companies ensure property value.

Renters are issues for townhomes—they don't take pride in their homes, because they aren't their homes.

Brennan Estates is the only sizable maintenance corporation without management company citing 824 homes within the community.

Community members ask questions, essentially what they are paying \$74,000 for. \$74,000 is what was proposed in the budget to pay for Aspen.

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Brennan Community members expressed their concern and confusion about the need for a property management company. President Pasquariello expressed that every year the board sends letters, and meets every month, and fixes all the problems that the community tells the board about themselves. Community members rarely get involved in the efforts themselves. Essentially it comes down to the fact that people need to respect their homes and be more prideful of home ownership.

A resident asked how the board is going forward with collecting back-owed fees. Brennan lawyer Bob Villahura and Gerri explained. The board takes the top 10% and they're working their way down the list. This way it's targeted and focused and there is no waste of community member's money. This is for Attorney collections only.

Aspen spoke to what they typically do to collect payments.

Community members asked questions about items in the budget and various deed restrictions as well as what to do about changing the deed restrictions. The board answered all their questions.

A community member asked the board if Brennan Estates could add garbage collection to the annual fees. Heather spoke about legislation in the works to assign One trash company per community to reduce the amount of pollution. It's in the works, but not yet available.

2019 Budget Passes

A final tally was made of the votes. (83 yes 29 No) Budget passed.

Conclusion:

A MOTION was made to conclude the meeting. All agreed. The meeting was concluded at 8:30PM