

**GREENFIELDS AT BRANDERMILL BOARD OF DIRECTORS MEETING**  
**July 18, 2017**

**Board Attendees:**

Amy Burkett -President,  
Lori Jupin -Vice President  
Jermaine Clements - Treasurer  
Sandy Cain- Secretary  
Vicki Crabtree- Member at Large

**Management Company Attendees:**

Steve Wolf  
Tidewater

**Open Meeting**

1. Call to Order
  1. 7:02 pm
  2. Vote on Joshua Konick as Assistant Secretary for the board of directors. Motion Passed.
2. Approval of June Meeting Minutes
  1. Motion made to accept June Minutes - They have been approved and will be on the tidewater portal by the end of the month, hopefully sooner.
  2. Motion made to accept May Minutes - They have been approved and will be on the tidewater portal in the next couple of weeks.
3. Andrea Willem, our insurance agent is here to talk to us and answer some questions. On H06 policies says Steve. Steve says many residents have been uninsured and have had to pay out of pocket.

1. We have had several claims without coverage or deductibles so high they are not helpful.
  2. Some residents have upgrades which are not covered under master policy. Furniture, clothing, “all things that are yours.” Also covers personal liabilities.
  3. H06 covers these and lost assessment coverage. Any condominium can charge you for a lost assessment coverage.
  4. They are inexpensive, but have high returns. Deductibles should not be more than \$500, even though she has seen someone with a H06 deductible as high as \$5000.
  5. Example Sheet attached is the “Cadillac” of H06 policies and it costs \$390 a year. If you also use car insurance through them, take 15% off.
  6. Recommended limit for personal liability - no under \$500,000.
  7. An H06 is an interior policy specific to Townhomes and Condos.
4. Officer Reports
  5. Management Reports
    1. See printed report
    2. Steve will put the “specification” on the portal
  6. Open Session
    1. 20076 Appledowre Circle
      1. Architect committee, on Halethorpe they are putting temporary ramps on the steps for a handicap gentleman. Told them they need to fill out an architectural change form.
      2. It was submitted. Or was it?
      3. Do we know the laws regarding the approval of ramps?

4. Steve - when a handicap person moves in, and they want a spot, we are required to provide them a spot as close as possible. However, it is their responsibility to pay the fees required for all changes such as a sign and sidewalk modification.
2. 11457 Appledowre Way
  1. Attempting to be neighbors soon.
  2. Because of the level of damage, the property is currently unlivable.
3. 20111 Halethorpe Lane
  1. It seems it is only a few people causing problems at the pool. Can we ban them?
  2. Amy - One of them is banned. One of them is not identified.
  3. Montgomery County Police are not doing what they need to do to solve the problem.
  4. Board is setting up meetings with the police to fix this problem - as this should constitute trespassing.
4. 20018 Appledowre Circle
  1. When the inspection was done after the fire, they said there is something missing in all of our power meters that should control the amount of energy coming from the ground to the meters. That device is absent. What has been done in response?
  2. Steve - Pepco had an underground fire in November 2017. The issue is that the ground that is currently there is too small for the box. They found the same issue in other buildings. Now Montgomery County will come in and decide whether we need to replace the grounds in all the buildings. This *can* happen even if you have the

right grounds. The insurance company has not suggested replacing all of them. Special assessment with Andrea could be discussed regarding just the grounds.

5. 36 Appledowre Court
  1. Privileges that we have lost since Tidewater: Bulk Trash once or twice a year. Diana said this will not be provided.
  2. Amy - It will!
  3. Diana said exterminator will not be provided
  4. Steve - It will!
6. 20160 Locustdale Drive
  1. Can people have a business add on their fence?
  2. Amy - No. A letter has been sent.
  3. What is the procedure regarding where commercial vehicles are parked
  4. Amy - They cannot be parked in the green fields lot, but can park in the "X" lot.
7. Meeting Adjourned 8:44