

**Brandywine Homeowners' Association
Board Meeting Minutes
February 10, 2026**

Call to Order: The meeting was called to order at 7:00 PM by President Ron Reeves.

Board Members:

President	Ron Reeves	present
Past President	Buz Underill	present
Vice President	TJ Kushner	present
Secretary	Jodie Hicks	present
Treasurer	Angela Taylor	present
Director	Jennifer Mecchella	present
Director	Gloria Pazel	present
Director	James Hicks	present

The following homeowners were also in attendance:

Wendi Reeves
Mike Williams
Mark Koontz

Approval of minutes: January minutes reviewed.

- Angela Taylor made a motion to approve, Gloria Pazel seconded; January minutes approved by board.

Treasurer Report: (ANGELA TAYLOR)

- Ostroff residence
 - fine total = \$5100
 - no dues payments Dec/Jan/Feb (as of Feb 10)
 - If no payments or progress made by next meeting (Mar 10), will request legal counsel file lien on property
- Vary residence, paid in full
- Gates made payment but still deficient >\$500. Angela to send demand letter.

Committee Reports

Recreation: TJ KUSHNER

- No report

Landscaping: JAMES HICKS

Ron Reeves –

- Superior sent invoice for November work
- Dead trees on Mecchella property need to be removed
 - Superior provided estimate for removing 5 dead trees \$2500
 - Buz moved to approve estimate, Jodie seconded. Board approved.

Safety: (GLORIA PAZEL)

- Speeding a continual issue.

Architectural (BUZ UNDERILL):

- No report

Equity Preservation: (none)

- No report

Old Business:

- Ostroff property still not meeting community standards. Will discuss next steps at March meeting if actions not taken.

New Business:

- Stable road gate
 - Ron asked if a gate should be added to the stable road due to concerns with trespassers. Provided an estimate for a 14ft gate - \$1400. Tabled until March meeting.
- Continued issue with motorized vehicles on bridle paths. Mark Koontz informed the board that golf carts are driving through his yard.
 - Ron to call Sheriff to see what actions can be taken.
- Spring picnic scheduled for Apr 25. Wassi's approved to cater. Jodie to send out "Save the Date" to the community.

Adjournment: Meeting adjourned by Ron Reeves at 7:50 pm. Next meeting scheduled for Mar 10 @ 7:00 pm, 2420 Grassmere Drive.