

**Brandywine Homeowners' Association
Board Meeting Minutes
January 13, 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	absent

The following homeowners were also in attendance:

Wendi Reeves Ron Moye
Mike Williams Tim & Vicky Garrold
Lori Davis-DeFiore

Approval of minutes: October minutes reviewed.

- Angela Taylor made a motion to approve, Buz Underill seconded; November minutes approved.

Treasurer Report: (ANGELA TAYLOR)

- Short list homeowners with late dues
 - 3 homeowners > 2 mos
 - Discussion on Gates residence; should we offer ability to pay \$200/mo (extra \$45) until overdue amount is resolved (\$591 total). Decision made to table until next meeting to see if additional payments are received.
- GoDaddy renewing - \$203.00
- Ostroff residence – fine total included in monthly invoice. Angela to resend as certified mail.

Committee Reports

Recreation: TJ KUSHNER

- No report

Landscaping: (JAMES HICKS - not present)

- Per Ron Reeves – dead tree on Mecchella property needs to be removed
 - need to shop for estimates.

Safety: (GLORIA PAZEL)

- Speeders – 2 motorcycles riding through bridle paths
 - Chains to be rehung
- Potholes – Jennifer to check with Joseph on status of repair request

Architectural (BUZ UNDERILL):

- No report

Equity Preservation: (none)

- Need to identify committee

Old Business:

- Pulte Construction repaired divider fence between Brandywine Estates and new construction areas.

New Business:

- Pet cleanup – decision made for secretary to send out courtesy email

Adjournment: Meeting adjourned by Buz Underill at 7:45 pm. Next meeting scheduled for Feb 10 @ 7:00 pm, 4725 Sugar Creek Drive.