

Brandt Village HOA
Board Meeting
April 24, 2024
2301 Brandt Village

Members present: Martha Uhlir, President; Gail Hughes, Vice President; Matt Lovell, Treasurer; Andrew Shannon, Prestige Management; Linda Moon, Secretary

Residents present: Peggy Gentry (2355) with her son Cameron Gentry; Linda Strong (2324)

Martha called the meeting to order at 6:00 p.m.

Homeowner/Residents Comments

Peggy Gentry began by asking about the repair work necessary at her home. Martha noted that drainage work should be completed before initiating repair work. Peggy clarified that the repair work is not at all contingent upon the drainage work. Andrew will contact Townsend to schedule the necessary repairs.

Linda Strong noted that her mailbox kiosk is in need of some repair. The shingles have moss and mildew accumulating on them. Additionally, the light is not currently working. Linda also noted that there are some areas in the community that have insufficient lighting, in particular the area around 2348. Andrew will contact Duke Energy about securing more lighting.

At 6:19 p.m., Martha called the meeting of the board to order.

Linda noted that the minutes of the January 24, 2024 meeting, the February 7, 2024 meeting, and the March 20, 2024 meeting had been approved by email. She added that the minutes of the current meeting would be sent to Prestige for posting on their website.

President's Report

Martha reported that the first quarter of 2024 is going smoothly, as we continue to work within our 2024 budget. The community garden area has been cleaned up, with much of the old furniture having been discarded. Linda inquired about the scheduling of the mulch that will be provided throughout the community. Andrew said we should expect to receive it sometime during the month of June.

Financial Report

Matt reported that the Financial Report looks good for the first quarter. Gail noted that some residents have found the current report format to be difficult to navigate and understand. She suggested that we request a simpler, more user-friendly report from Prestige. Andrew agreed to address this issue at Prestige.

Comments from Prestige

Andrew stated that the pool is ready for opening next month. Minor repairs have been made, including the covering of the columns. He also noted that Brandt Village is in solid standing financially.

Martha presented an architectural request from Michelle Brandhoefer (2353), concerning the replacement of some bushes beside her townhome. Gail made a motion to approve the request and Matt seconded the motion. The motion carried with the understanding that the cost and maintenance would be the responsibility of the homeowner.

Martha asked Gail about the update of the Brandt Village Directory. Gail has been working on updating names and contact information of new residents/owners. She expects it to be ready to print by the first week of May. Martha will ask Jay Young to create an updated Brandt Village map once the directory is completed.

Andrew will forward previous newsletters to Martha so that a current newsletter can be created and posted at kiosks soon.

New Business

The pool will be opening May 20 and will remain open until September 10. Martha will facilitate key replacement and distribution for new residents.

Matt and Gail brought up some concerns with drainage issues behind 2304, 2308, and 2310. Martha suggested that we postpone this work until next year, due to budget restrictions.

Gail reported that a dead bush needs to be removed and some ivy needs to be trimmed near the mailbox kiosk and fire hydrant across from 2301. It was also noted that leaves are being blown into the common area behind 2308 and 2310. A large pile of sticks have been left behind 2313 and need to be removed. Andrew will address this issue with the homeowner.

Gail reported that a resident (Leslie Miller, 2308) requested that Bland not use a riding mower on the hill in front of 2308 and 2310. It is making a small trench in the soil, so she asked if a push mower could be used for this section.

Martha requested that the next quarterly meeting be changed from July 24 to July 17. All board members agreed to the change.

Matt requested access to the pool surveillance camera. Martha will give him contact information for Chris at Carolina Alarm.

There being no further business, Martha moved that we adjourn at 7:37 p.m. Gail seconded the motion, and the motion carried.

Respectfully submitted,
Linda Moon, Secretary

Action Items

- Matt will examine lighting at mailbox kiosks and determine if the lighting can be restored.
- Linda will forward contact information to Andrew for person to power wash the kiosks.
- Matt will contact Carolina Alarm to obtain access to pool cameras.
- Andrew will schedule Townsend to do repairs at Peggy Gentry's townhome.
- Andrew will contact Duke Energy about lighting near 2348.
- Andrew will inquire at Prestige about a more user-friendly financial report for Brandt Village.
- Andrew will inform Michelle Brandhoefer that her architectural request was approved with conditions.
- Gail will complete the update of the Brandt Village Directory and forward it to Prestige for distribution to the community.
- Martha will contact Jay Young about preparing an updated map for Brand Village.
- Andrew will contact Bland about landscaping issues involving sticks, leaves, and trimming.