

The meeting was held at 2605 Antietam Trail.

Phillip Ross called the meeting to order at 7:00 pm.

Pursuant to the CC&Rs and Bylaws for BRU1 HOA, the BoD acts as the ACC.

Board members present were:

- Phil Ross, Director President
- Dave Ray, Director
- Bill Stimmel, Director

Residents present were:

- David Brannon – resident at 2704 Breton Ridge
- Pam Jordan – 2700 Breton Ridge
- Susan McAlister – 2692 Breton Ridge
- Joe & Sharon McElrath – 2696 Breton Ridge

Even though two Directors were absent, a quorum of Directors was available to conduct the business at hand.

Minutes from the previous ACC Meeting on February 3, 2020 were read.

Motion to approve as read: Stimmel

Second to approve as read: Ross

Vote: All were in favor of approval as read

ACC Requests Submitted for Consideration

1. 2704 Breton Ridge – Brannon – Fence & two trees on HOA common area
2. 2708 Breton Ridge – Wilson – Fence on HOA common area

ACC Request #1 & #2

These two requests were addressed as one consideration since both parties were interested in obtaining relief from traffic lights from that shined Millstone Plantation Road into the back of their premises.

The request was for the resident to construct a 6' high, white vinyl fence on HOA common area just adjacent to the north side of their property and to plant 2 trees in that same area. The resident at 2704 Breton Ridge had been made aware of the instance of a southbound vehicle failing to negotiate the turn on Millstone Plantation Road, passing through the HOA common area, and coming to rest on the driveway at the rear of the house. The resident wanted to provide some "barrier" to prevent another intrusion into their property. At this time the Millstone Roadway Assoc. has not provided any additional protection for BRU1 property; the Assoc. only replaced warning signage at the curve in question.

There was considerable discussion concerning the precedent of allowing fencing to be installed on HOA common area when at the same time BRU1 HOA is trying to get fencing and permanent

Approved at 10 March 20 HOA Special Board Meeting

structures removed from HOA common area. Also, it was felt that the prevention of vehicle intrusion was the most critical element under consideration and that the fence would not provide adequate protection. It would be a number of years before any trees planted in the HOA common area would provide any deterrent to vehicle intrusion.

Based on several factors, it was decided to table the discussion of the fence and trees being added to the HOA common area. Instead, the resident and the Board President will get in touch with appropriate county officials to determine if any relief could be obtained on Millstone Roadway where the responsibility really lies.

Two other items were mentioned on ACC #1:

- Backup generator
- Adding 2 course of blocks to back wall

The resident was informed that neither of these items required an ACC approval to proceed.

The resident of 2708 Breton Ridge will be informed of the decision of the ACC meeting.

The meeting was adjourned at 7:55 pm.