



**DRAFT ANNUAL MEETING MINUTES
NOVEMBER 15, 2016**

The 2015 Annual Meeting of the Brambleton Community Association was convened at the Brambleton Corner Clubhouse located at 42255 Palladian Blue Terrace in Brambleton, Virginia 20148.

BOARD MEMBERS IN ATTENDANCE:

Kim Adams – President
Meryl Bisaga – Treasurer/Secretary
Brian Viola – Vice President
Tom Gurganous – Director
Patricia Martin – Director
Ric Spencer – Director
Ram Venkat - Director

OTHERS IN ATTENDANCE:

Association Members attendance log on file
Richard Stone – General Manager, BCA
Dave Rusch – Grounds & Facilities Manager, BCA
Dana Vinci – Lifestyles Manager, BCA
Shantil Moyer – Capital Project Coordinator, BCA
Martha Rodenburg – Lifestyles Coordinator, BCA
Samantha Bourdelais – Covenants Advisor, BCA
Mirtha Robles – Covenants Advisor, BCA
Nikki Jessup – Resident Services Administrator, BCA
Rosemarie Linder – Director of Resident Services, BCA
Sarah Conrad – Community Standards Manager, BCA
Sonya Farrell – Communications Coordinator, BCA
Steve Schulte – Vice President, Brambleton Group
Stephanie Lee – Marketing Coordinator, Brambleton Group
Linda Gregory – Marketing Representative, Brambleton Group
Lauren Malik – Creative Marketing Designer, Brambleton Group
Taylor Baker – Marketing Representative, Brambleton Group
Deputy First Class Milton Castelle – Loudoun County Sheriff's Office
Stacey Rusch – Resident, Brambleton TV Personality & MyBramHealth Ambassador

CALL TO ORDER

Ms. Adams called the meeting to order at approximately 7:00 p.m. She thanked everyone for attending and introduced Vice President, Brian Viola.



WELCOME & INTRODUCTIONS

Mr. Viola thanked everyone for their attendance and then introduced the Board of Directors and staff. He provided an overview of the meeting agenda and then introduced Mr. Venkat to make the first award presentation.

COMMUNITY VOLUNTEER AWARDS

On behalf of the Board of Directors, Mr. Venkat announced the first of Brambleton's Distinguished Service Awards was to be presented to Ms. Jessamyn Turrichi. He shared that Jess had been a resident of Brambleton since 2007 and has had a long history of serving the community as a volunteer in the schools, with Brambleton Presbyterian Church and within Brambleton Community Association. Most recently she led the team supporting the Hay Maze at the Fall Festival and she is also founding parent leader of the very active Brambleton Kids Care committee. Mr. Venkat thanked her for her continued dedication and service to Brambleton.

Mr. Viola announced the second Distinguished Service Award was to be presented to Karla Etten. He provided an overview of Karla's contributions to the community including service on the Grounds & Facilities Committee and her leadership in establishing Brambleton's Bluebird Trail, noting that Brambleton's Bluebird trail is one of the largest in the County and that Karla's efforts have gained her recognition at the county and state level. In addition to her appointment as Bluebird Coordinator for the Loudoun Wildlife Conservancy, she has recently been named as the Bluebird Coordinator for the Virginia Bluebird Society. He expressed the Board's appreciation for Karla's passion to volunteer that encourages awareness of wildlife within the community and beyond.

Mr. Viola then asked Mr. Stone to review the administrative matters.

ADMINISTRATIVE MATTERS & APPROVAL OF MINUTES

Mr. Stone also thanked everyone for their attendance and then stated that the meeting was held in accordance with the Association's Bylaws. Mr. Stone confirmed that the required meeting notice had been sent out on October 26, 2016 to 5,015 official mailing addresses on record and announced that the required 10% quorum had been achieved by submission of online votes, resident, and developer proxies.

Ms. Adams then requested a motion for approval of the 2015 Annual Meeting minutes. Ms. Pamela Keegan moved to approve the minutes. The motion was seconded by Mr. Bill Boynton and passed unanimously by a voice vote of the members present.



ELECTION ADMINISTRATIVE MATTERS

Mr. Stone presented an overview of the election process. He outlined the role of the Inspectors of the Election. He explained that each household has one vote. He told those in attendance that if they had submitted a proxy or voted online, they should not have received a ballot during the check in process and provided direction to the registration table for details on withdrawal of proxies. Mr. Stone went on to state that each of the candidates would be permitted three (3) minutes to make a statement to the membership and that the candidates would speak in alphabetical order.

Mr. Stone stated that Mr. Lee Duvall and Ms. Sarah Conrad had been appointed as Inspectors of the Election.

CANDIDATE STATEMENTS

Mr. James Burgess, Mr. Vincent Chiusano and Mr. Tom Gurganous each gave brief statements to the membership regarding their candidacy and desire to serve.

ELECTION

Directly after the candidates statements, Mr. Stone announced that ballots would be retrieved by staff. After a brief period of ballot collection, Mr. Stone asked for any additional ballots and there being no further ballots to collect, announced that the voting period was closed.

PRESENTATIONS

Ms. Stacey Rusch provided a brief presentation regarding the first-of-its-kind, community-based wellness platform, MyBramHealth. This new amenity offers residents the opportunity to discover and become the best version of themselves through accessing unique health resources. Ms. Rusch also announced the kick-off of the Healthy for the Holidays challenge. She shared that this first community challenge was designed to offer every level of fitness the opportunity to participate in a step challenge and encouraged everyone to register at MyBramHealth.com with the code Brambleton.

Mr. Stone initiated a video outlining the Association's activities in 2016 and announced that it would also be shared on the BCA website, www.brambletonhoa.com and youtube. After the video was completed, Mr. Stone introduced Mr. Steve Schulte, Executive Vice President of the Brambleton Group.



Mr. Schulte thanked the community for attending and provided a brief update including:

- Accelerated delivery of three school sites in Brambleton, Madison’s Trust Elementary, opened in Fall 2016, MS-9, projected opening in 2017 and HS-11, projected opening 2019/20.
- Accelerated timing for the library in Brambleton had also been approved and delivery was now anticipated for 2018 instead of 2020.
- Brambleton Events Center: a site to accommodate a wide variety of uses including community meetings, weddings, live performances, art and cultural gatherings and public assembly, and religious services such as those performed by Brambleton Presbyterian Church.
- Birchwood at Brambleton Neighborhood sales projected to start 2nd quarter of 2017.
- Hanson Regional Park will bring much needed fields and other recreation opportunities.
- Road networks planned to ease traffic congestion are on the County plan and Brambleton has continued working ahead of schedule to deliver their proffered improvements.

ELECTION RESULTS

Mr. Viola thanked all of the candidates that ran for the open seat on the Board of Directors and noted that for those not elected, the Association welcomed their input as a Committee member or volunteer. He then announced that Mr. Tom Gurganous had been re-elected to the Board of Directors.

ADJOURNMENT

Mr. Viola thanked the owners for taking part in the Association’s Annual Meeting and announced that the Board, staff, and representatives of the developer would be available after the meeting to respond to individual questions and requested a motion to adjourn. Mr. Lee Duvall moved to adjourn the meeting. The motion was seconded by Ms. Nikki McMahon and passed unanimously by a voice vote of the members present. The meeting was adjourned at approximately 8:45pm.

APPROVED – _____
Date

Attest:

Meryl Bisaga, Secretary

Date



**Brambleton Community Association
Annual Meeting
November 15, 2016**

***Owner Households in Attendance**

Aella, Akhila/Maram, Sujith
Boynton, William/ Boynton, Mari Jo
Burgess, James/ Wanner, Sharry
Caluori, Carol
Chini, Arpana
Clark, Jeffrey
Colcher, Daniel/Colcher, Kathryn
Constant, Barry
Duvall III, Maren/Lee Duvall
Dwivedi, Avinash
Etten, Peter/Etten, Karla
Everitt, Kelvin/Everitt, Jill
Fornecker, Peter/Fornecker, Edna
Fratu, Brian/Fratu, Carolyn
Gurganous, Thomas/Gurganous, Darcy
Gussow, Jerome/Gussow, Kristine
Hall, Michael/Hall, Charlotte
Hearn, Amanda
Jessup, Nikki
Karolchyk, Suzanne
Keegan, Shawn/Keegan, Pamela
Lee, Stephannie, Steven/Lee,
Lewandowski, William/Lewandowski, Cheryl
Lightner, Michael/Lightner, Amelia
Linder, Rosemarie
Lopez, Jason
Mack, Shayne/Mack, Jean
McMahon, Brendan/McMahon, Nicole
Miranda, Hector/Miranda, Amy
Moore, Daniel/Leiva Moore, Monica
Morris, Anne
Naguboyina, Raja/Nannapaneni,
Nagamalleswari
Nidimusili, Srikanth/Nagalpati, Bhargavi

Pulaguntla, Prasad
Sarjapur, Harsha/Hashthrantra, Anjali
Stafford, Anthony
Stone, Rick
Turrichi, Jessamyn & Mike
Underwood, Garrett, Underwood, Sarah
Venkatachalam, Ramachandran/Manickam,
Seetha
Viola, Brian/Viola, Tammy
Wardlow, Sean/Wardlow, Geri
Waterhouse, Debra/Chiusano, Vincent

*Owner sign in roster
includes all owner names