

MINUTES OF THE DIRECTORS OF
THE WARFIELDS II HOMEOWNERS ASSOCIATION, INC.

Pursuant to waiver of notice (copies of which are attached), a working meeting of the Directors of the above corporation was held on December, 2013 at 8:00 PM at 14396 Triadelphia Road. Glenelg, MD.

The purpose of the meeting: December Normal HOA Items, review and approve the 2014 budget proposal.

I. QUORUM. A quorum was declared present based on the presence of the following Directors: Scott J Wiesenberger (HOA President), Ron Wilcom (HOA Treasurer), Li Amy Liao (HOA Vice President/Secretary)

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the majority vote of the Directors entitled to vote.

II.REPORTS/APPROVALS

- Approval of the meeting minutes dated 11/26/2013.
- New insurance policy through Erie (via Tidewater) will be effective starting January 1, 2014. The new policy will cost just less than \$1000 per year (saving \$600.00 a year from current policy) and has better coverage including D&O. Any extra coverage beyond the basics will be waived. The current insurance policy will be cancelled as soon as the new policy is verified.
- Black Fence and HOA Easement Modification status
 - The HOA board collected home owners' signatures for the legal documents and notarized all but one home at this point for those homes wanting the black fence and HOA easement removed (special thanks goes to John Shin, a certified notary agent and resident of Warfields II, who volunteered to help). Once the final documents have been completed all of it will be submitted to Howard County through Bruce Brown, the lawyer counseling the HOA.
 - The HOA Board of Directors approves any Easement Modification Agreement submitted to it by individual lot owners, provided that it has been executed by all of the affected lot owners.
- Street lighting and other safety options survey deadline has been extended to December 18, 2013. The Safety committee is looking into alternative funding sources for this project.
- No holiday/winter decoration this year due to lack of agreements on styles and inability to get the contractor to install an outlet at the entrance. \$400 of leftover Community Event budget will be set aside in the reserves to purchase decorations in 2014.
- The two homes facing ARC violation fines for sheds have not responded to the board notification, the board will give them another chance to comply and to avoid fines as their deadline approaches.
- At this time, the board has no outstanding ARC requests
- First snow removal for the "common in use" public drive ways was done by an individual contractor, Clifford Smith, based on the lowest bid. After evaluation, the board agrees to continue to use him on an on-call basis. At this time the board will not sign a binding agreement with 'All the Trimmings' for snow removal but will leave the possibility open as the winter progresses.
- 'All The Trimmings' sent a preliminary 2014 contract for landscaping. Pricing was very similar to 2013 and the board and landscaping committee agree that we should continue with 'All The Trimmings' in 2014 for servicing the common areas while the landscaping committee will take on the work at the entrances. The ATT contract for 2014 will be finalized and signed in the late winter.

III. FINANCIALS

- November balance sheet looks good, the HOA account has a reserve of \$46,440.00 at the end of November (from 32,583.00 received in May 2013 when the HOA was handed over to the homeowners from the developer).
- The board reviewed all line items of the 2014 budget proposal drafted by Ron Wilcom (Treasurer) and approved the budget unanimously. 2014 will be the first full year that the HOA operates under the direction of the homeowners; the budget has been based on the 2013 actual spending combined with projection research and analysis. The board agrees the proposed budget plan is the best estimate. The budget will be published soon on the HOA website for all homeowners to review.
- Based on the 2014 budget there will be no increase in dues for 2014. HOA assessments will remain at \$120.00 per quarter.

Li Amy Liao

Secretary