

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 May 15<sup>th</sup> 2013 at 7:30 PM at 14846 Michele Dr. Glenelg, MD.

The purpose of the meeting: immediate affairs need to be taken care of after the above corporation's management being turned over to the new HOA member elected directors.

I. QUORUM. A quorum was declared present based on the presence of the following Directors: Scott J Wiesenerger (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

- Li Amy Liao

HOA's has a new mailing address: P.O Box 314, Glenelg, MD 21737

Scott Wiesenerger (president) was presented 3 previous directors' official resignation letters signed by Kennard Warfield, Jr. , Mary Ellen Warfield and Rudy Schmid respectively. The transition of HOA management signifies the fulfillment of by-law Article III, Section 2 (b) (i), therefore the Developer (Declarant) Kennard Warfield, Jr.'s Class B membership automatically converts to Class A membership having one vote per lot he owns. This conversion was also verbally confirmed by Rudy Schmid in presence of the new HOA president Scott Wiesenerger. However, further investigation needs to be done to insure the Class B to Class A conversion is indeed for Mr. Warfield.

Regarding decision of hiring a management company, currently we have 2 bids from Tidewater and First Real Estate management, they are either not doing both property and financial management or the fee is over \$500.00 per month. We are waiting for a third company: Infinity Realty and Investment Group hope we can have them do both and keep fee to the \$375.00 per month level.

We now clearly identified the common areas that need upkeep within the HOA boundary. The landscape company Lawn King is willing to work with our budget and vary the lawn mowing frequencies based on each area's location. We also received a bid from the Warfields for \$650 per mowing. We are also trying to get more bids for comparison purposes. The upkeep of the cemetery needs further clarification with Howard County.

Home owners expressed frustration of not being able to use a big portion of their land due to the additional easement associated with the black fence along Triadelphia Road. We may need legal counsel on this matter.

Scott Wiesenberger was also presented with the final list of the lots that are permitted to be in the Warfields II HOA. According to this list, there are total 71 possible lots, among them, 8 under construction, 1 is for sale and 2 unsold but not on the market. Ron Wilcom will follow up with an audit and survey of this information to clarify validity of lots and addresses on this list.

### III. APPROVAL OF ACTIONS SECTION

It is approved that Warfields II HOA open a corporate bank account with the PNC Bank at 3900 Ten Oaks Road, Suite 12, Glenelg, MD 21737. HOA president Scott J. Wiesenberger and Treasurer Ron Wilcom are the only 2 persons having custody and power of attorney of this account until a new HOA board's written document to nullify the stated rights.

ARC (Architecture Review Committee), the board directors are responsible to reviewing current and future application until they deem it is necessary to appoint a separate committee. It is agreed that application fee (currently \$100.00) should be eliminated and there should be fines imposed on un-declared or/and property improvement that do not comply as stated in the covenant or by-law. Scott is to draft the specifics and notice to the members is pending.

There being no further business, the meeting was duly adjourned.

---

Li Amy Liao

Secretary