

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 October 16, 2013 at 8:00 PM at 14396 Triadelphia Road. Glenelg, MD.

The purpose of the meeting: October Normal HOA Items.

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 09/04/2013
- The board has finalized the decision to take a new insurance policy (found through Tidewater) with additional D&O coverage yet with significantly less cost
- The Black fence legal documents are close to be completed according the attorney. The memorandum will be made more accurate according to the board suggestions. Designed a strategy to notarize the documents in the most time-sensitive way
- Communicated with Howard County Public Works representative regarding various issues and the timing of the official sign-off of the developer's work. The storm management pond, drainage etc. are still underway, and won't be complete until late next Spring
- The board currently has no outstanding ARC, both new and retrospective ARCs are either signed-off or handled accordingly to the by-law
- Triadelphia road block of houses got a nice front entrance face-lift within the agreed upon budget

III. FINANCIALS

- Treasurer Ron presented the balance sheet as the close of the month of September 2013.
- The Board will follow up with delinquent HOA due accounts and give homeowners plenty of chances to pay their dues in order to avoid collections and legal fees.

IV. ACTIONS

- Preparation of a November Special HOA board meeting focusing on security issue and general questions
- Suggest Social Community to use the remaining of the budget on Holiday decorations
- Planning for an early November all-member meeting to review Safety Committee findings
- Continue finalizing paperwork for easement/black fence removal

Li Amy Liao

Secretary