

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

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Pursuant to waiver of notice (copies of which are attached), a working meeting of the Directors of the above corporation was held on September 4, 2013 at 8:00 PM at 14396 Triadelphia Road. Glenelg, MD.

The purpose of the meeting: Clear up accumulated issues over the summer.

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

- Neighborhood picnic block party happened at August 24, 2013, huge participation. It is a resounding success. The HOA board will recognize the social committee in the proper setting!
- Black Fence legal process has begun with the initial cost of no more than \$1200.00. the HOA took great pain in ensuring the process is thorough and complete and represents each every homeowner's interest in a most possible fair way: the removing or retaining of the black fence and the easement associated with it will have to be an unanimous decision by the blocks of homeowners and the Legal papers and the subsequent ARC approvals have to be done in order prior to any actions
- Still in progress in bargaining for a cheaper (than the one that we inherited the developer) from HOA insurance including the D&O coverage
- Ron will spearhead the HOA website, secured a hosting server for a minimum of \$60.00 for 2 years. Ron will lead the design of the website with various access controls

### Other Issues raised by homeowners:

- Desire a pathway to link Howard Road homes to Michele Drive: the HOA does not own any viable strip of land for the pathway
- Triadelphia Rd water draining issue: landscaping chair followed up with the county. According to the county It will resolved by one of the parties: county, developer, or the state of Maryland; not an HOA issue
- Triadelphia homes entrance Pillars will be fixed on budget by a combination of the current landscaping company and the HOA landscaping committee
- Will send letters to one homeowner receiving complaint about not maintaining lawn properly. However, the board acknowledges that the HOA has limited authority in interfering this matter so will talk to immediate neighbors first to see if it can be resolved between them prior to sending a letter

- Obtained clarification from the county that residential sheds are not considered permanent structures therefore they are allowed to be placed outside of the BRL (building restriction line) of the property. HOA will be able to sign off on the outstanding ARCs involving this matter

### III. FINANCIALS

Treasurer Ron presented the balance sheet as the close of the month of July 2013 and August 2013.

Will follow up with delinquent HOA due accounts

### IV. ACTIONS

- Bargaining for cheaper insurance
- Sign off outstanding ARCs
- Planning for an early November all-member meeting
- Finalize Black Fence paperwork with lawyer

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Li Amy Liao

Secretary