

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 April 17, 2014 at 8:00 PM at 14396 Triadelphia Road. Glenelg, MD.

The purpose of the meeting: April 2014 Routine Meeting, Preparation for the upcoming all-member meeting.

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

- Black fence legal documents filed with the county are still pending releases, the board was told that it can take up to two months – Scott Wiesenberg will follow up
- All ARC requests are up-to-date. One home with shed violation remedied the problem by painting it the appropriate color and avoided the fine; one recent ARC request was denied because the owner was requesting a chained linked fence around a garden, waiting for the homeowner to respond and re-submit a new plan
- The drainage standing water issue on Triadelphia Rd was deferred to the developer and the county; a solution is still pending and out of the hands of the HOA
- Snow plowing went well over the winter and was well priced (under budget) even with the heavy snow that we saw this winter; this should allow the snow plowing budget to be reduced slightly in the 2015 budget
- Renewed the landscaping contract with “All the Trimmings / Premier Lawn Service”
- Michele Drive entrance light bulbs have been replaced and flower bed cleaned for Spring by ATT/PLS
- Discussed the falling graveyard fence issue with the landscaping committee chair, Kevin Ciambushini, he is willing to work on fixing it himself but the board needs to determine if we will fix it or replace it
- The new HOA due collection policy was officially approved by the board. This approval included signing on with a retained collection lawyer Michael Neall to handle potential collection cases.
- The “All Member Meeting” is scheduled for April 24, 2014 at DOES cafeteria, 2 emails notices have been sent. The board discussed and agreed on the agenda items and time slots.

### III. FINANCIALS

- Treasurer Ron Wilcom presented the balance sheet for the month of March 2014; all expenses are tracking within budget.
- With the new insurance taking effect, received partial refund from prior insurance company

### IV. ACTIONS

- Will discuss the weed control inside the storm water ponds with the landscaping chair
- Will contact potential officer candidates
- Will send mails to those few homes that cannot be reached by emails about the meeting
- Will prep the safety committee for potential questions
- Will prepare PowerPoint for high level agenda as well as meeting logistics

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Li Amy Liao

Secretary