



The Warfields II HOA
P.O. Box 314
Glenelg, MD 21737

Warfields II HOA – All-Member Meeting

April 24, 2014 7:00 PM

Meeting Minutes

Pursuant to an all-member notice, an HOA member meeting of the above corporation was held on April 24, 2014 at 7:00 PM at the Media Center of Dayton Oaks Elementary School in Dayton, MD.

Call to Order (7:00pm) - Scott W

A quorum was declared based on the presence of the following members of the HOA Board of Directors: Scott Wiesenberger (President), Ron Wilcom (Treasurer), Li Amy Liao (Vice President/Secretary), and 14 more members. 17 total members in attendance, enough members to establish a quorum according to the HOA by-laws (1/10th of all members – 7 total required).

Introduction of the Board of Directors (7:01pm) - Scott W

- Scott Wiesenberger – President
- Amy Liao – Vice President/Secretary
- Ron Wilcom – Treasurer
- Noted that refreshments are available

Review of recent HOA business - Scott W

- Showed a map of the neighborhood with the four distinct sections of the HOA (two sections on Triadelphia Rd, one on Howard Rd and one on Michele Drive). Pointed out the “common areas” on the map, notably the Warfields graveyard, which is HOA property and must therefore be maintained by the HOA
- Easement/“black fence” removal – explained the issue, and noted that the legal documents were released to the HOA by Howard County
- New construction on Lear Ct (six homes) and Howard Rd (two homes) – according to the initial information from the developer, the new homes will not be part of the Warfields II HOA. The HOA board will consult our attorney and try to annex them to ensure fairness and consistency in the neighborhood

Election of new Board member (7:05pm) - Scott W

- Explained roles and responsibilities of being a Board of Directors member
 - Elected to a three-year term
 - Progression through each position (Secretary/Vice-president, Treasurer, and then President) for one year each over the course of the three-year term.
- Floor Opened to Nominations
 - Only one volunteer, Jeremy Nieporent of 14854 Michele Drive, decided to put forward a candidacy for this position
 - Distributed and then collected ballots, which were unanimous ‘yes’ votes
- Announced new Vice President/Secretary elected: Jeremy Nieporent
- Amy Liao thanked for her year of service to the community!
 - As a ‘thank you’ token for Amy, members voted to approve a board motion for a \$50.00 gift certificate

Appointment of new Social Committee Chairperson (7:15pm) - Scott W

- Explained roles and responsibilities of committee chairperson and term of service
- Received one volunteer for this position: Aujul Bhatnagar of 14361 Howard Rd

- Appointed new Social Committee chairperson: Aujul Bhatnagar

Finances (7:25pm) - Ron W

- Reviewed 2014 Budget
 - Current financials- 69 homes pay dues
- Explained new collections policy (available on website) and the reasons for imposing this policy
- Noted that Tidewater Property Management only handles financial matters (collecting/posting HOA dues, maintaining bank account, re-imburements, etc). All other HOA matters are handled by the Board of Directors.

Old Business (7:45pm) – Scott W

- Easement/"black fence" removal – explained issue, schedule, costs, etc - questions
- Discussed new construction on Lear Ct and Howard Rd - questions
- Discussed turn-over of neighborhood to county - questions
- Neighborhood lights discussion deferred until Safety Committee report

Landscaping Committee report (7:55pm) – Kevin K

- "All The Trimmings/Premier Landscaping Services" will continue its services to the neighborhood
- Will review any extra landscaping that will happen this year
- Noted that the storm pond grass cutting can only be done around the pond, not inside
- Noted that snow removal for the common areas was within budget even given the heavy snow falls this winter

Safety Committee report (8:10pm) – Sankar

- Noted that survey results were emailed out to the community following the previous special HOA meeting on this matter. Since some people did not receive the email, the board will resend the results via the official HOA email account to all registered homeowners
- Parris Zirkenbach, a street lighting field engineer from Howard County, provided an overview of the process. Highlights as follows:
 - HOA membership vote determines if the project will move forward
 - If the motion passes, then
 - County will pay half of the one-time installation costs, with the HOA responsible for the other half
 - County will pay for ongoing electricity and maintenance costs
 - The lights would be LED. There would be no measurable light to the homes and the lights would be directed downward, which should not affect the viewing of the night sky
 - County engineers would balance the placing of the light posts and would not install on homeowners' property if they chose not to allow them
- Deferred discussion on merits of streetlights and how they would be paid for.

Social Committee report (8:30pm)

- Suzanne and Karen – In the absence of Suzanne and Karen, Scott summarized the activity of the previous year.
- *Thanks Suzanne and Karen and the rest of the committee!*

Communications/Website Committee report (8:35pm) – Ron W

- Provided website location (URL): warfields2hoa.com
 - Maintained and kept up-to-date by Ron
- Noted that meeting minutes and financials are available on the website and updated monthly
 - Requires username/password for certain sections of the website

- Noted that he could use additional help (email out newsletters, post info on website, etc)
- Noted that the google group email account set up prior to the HOA meeting last year is not the official HOA email list. After the HOA was turned over to the neighborhood, the board registered email addresses for all homeowners except for four. The HOA also established a contact group for sending out HOA email communication using "bcc" to prevent unwanted exposure of homeowners' email addresses

Meeting adjourned