



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

Warfields II HOA – Board of Directors Meeting
December 18, 2021 2:00 PM
Meeting Minutes

Pursuant to waiver of notice, a meeting of the Directors of the above corporation was held on December 18, 2021 at 2:00 PM via conference call.

Meeting Purpose: Board of Directors Meeting

Call to Order (2:00 PM)

A quorum was declared based on the presence of the following members of the HOA Board of Directors: John Owens (President), Jeremy Nieporent (Vice President / Secretary), and Christian Hayes (Treasurer).

Reports / Approvals

- Board completed project to repair the fence along Triadelphia Road that was damaged by the May 2019 tornado. Board was finally able to find replacement parts, which were then installed by the affected homeowners.
- Board will continue to use Clifford Smith for snow removal services; Ron Wilcom agreed to once again serve as the liaison to the contractor.
- Board needs to contact electrician to fix multiple lights at the Dalhart Road entranceway signs that are either out or broken.
- Board needs to contact County to repair one of the concrete sewer intakes along Michele Drive that has come off its pedestal.
- HOA insurance policy with Erie is up for renewal (\$975). Board should revisit policy to ensure proper coverage for HOA.
- Home on Howard Road recently sold; HOA will send welcome letter once new homeowners move into it.

Financials

- Board reviewed the balance sheet for the month of November; all expenses are tracking within or below budget.
 - HOA Assets: \$121,311.21 (as of end of November).
- Board reviewed and approved the proposed HOA budget for 2022, which is unchanged from 2021. The budget will be posted in the “Financials” section of the HOA website.
- The HOA continues to run a surplus each year, and reserve study conducted in 2019 shows HOA is in a strong financial position.
 - Board will review reserve study to ensure proper allocation of funds between operating and reserve accounts, and determine if HOA can reduce payments or pause dues in the future.

Landscaping

- All the Trimmings completed project to clean out the various stormwater management ponds in the community, which had saplings and other vegetation growing out of the cement structures and rip rap. HOA is jointly responsible for maintaining the ponds along with Howard County.
- Board will get quotes to plant new trees in the neighborhood. This includes the replacement of dead trees around the Dalhart Road stormwater management pond, and the planting of new street trees in the HOA easement in front of a house that never received any from the developer.

Architectural Review Committee

- Board discussed an ARC request received for a phased project that included an in-law suite, landscaping, deck, patio, and pool. Board approved everything except for the pool/patio, which was planned for the side yard but needs to be in the rear of the property per HOA bylaws.

Actions

- Contact electrician to fix multiple lights at the Dalhart Road entranceway signs that are either out or broken.
- Contact County to fix one of the concrete sewer intakes on Michele Drive that has come off its pedestal.
- Close reserve account held at PNC account and merge it with reserve account managed by Tidewater.
- Replace several dead trees around the perimeter of the Dalhart Road stormwater management pond; consider additional tree plantings in the preservation areas.
- Power wash the Dalhart Road entrance signs; selected contractor will need to be able to provide their own water source.
- Review reserve study to ensure proper allocation of funds between operating and reserve accounts, and determine if HOA can reduce payments or pause dues in the future.
- Revisit insurance policy to ensure HOA has proper coverage.

Meeting adjourned (3:30 PM)