

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 January 16, 2014 at 8:00 PM at 14846 Michele Dr. Glenelg, MD.

The purpose of the meeting: November 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 12/16/2013
- Black fence issue has approached the conclusion, all signatures but one of the involved homeowners are collected. The final document is delayed and expected to be finalized soon
- 2 cases of ARC violations. The Howard Road one is collaborating and will resend ARC request; the one on Michele drive is given certified mail notice
- Street light survey results are out. Alternative financial options are suggested and pending safety committee updates on this
- Regarding the legal fee on the black fence issue, the initial quote of \$1200.00 was respected, however we were not aware of a \$500.00 filing fee is required by the county
- Tidewater's finance service so far is rated less than average by the board. Treasurer Ron experienced Tidewater's inefficiency. When it is contract renewal time the board will consider other bids

## III. FINANCIALS

- Treasurer Ron presented the balance sheet as the close of the month of November 2013. All delinquent accounts have been followed up and collected. As of now, the HOA has no delinquent accounts!
- Snow removal on demand service is operating satisfactory so far

## IV. ACTIONS

- The board will send a comprehensive 2013 review letter to all homeowners. The letter should inform the homeowners on the HOA's major achievement since mid-year taking over from the developers and some upcoming events for the year of 2014
- Planning a member meeting in April. Its agenda includes the election of a new HOA secretary and a new social committee chair

---

Li Amy Liao

Secretary