



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

Warfields II HOA – Board of Directors Meeting
January 24, 2018 9:00 PM
Meeting Minutes

Pursuant to waiver of notice, a meeting of the Directors of the above corporation was held on January 24, 2018 at 9:00 PM at 3900 Ten Oaks Road in Glenelg, MD.

Meeting Purpose: Vote on 2018 HOA Budget

Call to Order (9:05 PM)

A quorum was declared based on the presence of the following members of the HOA Board of Directors: Matt Paper (President) and Jeremy Nieporent (Treasurer). Lauren Novotny (Vice President/Secretary) was unable to attend.

Reports / Approvals

- HOA Board approved the proposed 2018 HOA budget, which has been available for review on the “Financials” section of the HOA website (although Lauren was not able to attend this meeting, budget had support of all three Board members).
 - The Board is pleased to report that the budget will not require any increase in HOA dues.
 - The operating budget has only minor changes from the 2017 budget, which ran a surplus of \$3307.58. This surplus is significantly less than in years past due in part to several projects undertaken in 2017: preservation area mowing, cemetery cleanup, and the replacement of 15 dead trees throughout the neighborhood.
 - 2017 landscaping costs exceeded the budgeted amount, though it was a particularly rainy year and the Board had to replace a significant number of dead trees (which hopefully will not have to be done in 2018). Nonetheless, the landscaping budget will be tight again because the HOA is now responsible for maintaining an additional storm water pond on Lear Court that was recently turned over to the HOA from the developer.
 - Board will have a professional reserve study conducted so it has a better idea of how much money should be kept in the HOA reserve account and to inform future budgeting decisions.

Actions

- Obtain quotes for an HOA reserve study.

Meeting adjourned (9:30 PM)