



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

Warfields II HOA – Board of Directors Meeting
July 27, 2015 at 8:00 PM
Meeting Minutes

Pursuant to waiver of notice (copies of which are attached), a meeting of the Board of Directors of the above corporation was held on July 27, 2015 at 8:00 PM at Ten Oaks Tavern in Glenelg, MD.

Meeting Purpose: Board of Directors Meeting

Call to Order (8:00 PM)

A quorum was declared based on the presence of the following members of the HOA Board of Directors: Scott Wiesenberger (President), Jeremy Nieporent (Treasurer), and Raju Konduru (Vice President/Secretary)

Reports / Approvals

- Approved minutes from the following meetings:
 - Board of Directors meeting held on April 29, 2015.
 - Annual All-Member HOA meeting held on May 20, 2015.
 - Board of Directors meeting held on May 20, 2015. This meeting was held to certify the Board of Director election results from the all-member HOA meeting.
- Howard Road Shared Driveway Trash Issue
 - Board sent a letter and email to all Howard Road shared driveway homeowners and residents to address the complaints received regarding trash being left at the bottom of the driveway following garbage/recycling collection days. Board is optimistic that the letter/email will resolve the issue, but has also encouraged the homeowners to kindly ask their neighbors to use garbage cans and clean up any leftover trash.
- Homeowners have moved into four of the new houses that were recently constructed by NV Homes (one on Howard Road and three on Lear Court). There are still an additional four homes that are under construction in the HOA.
- Board contacted Tidewater regarding the process for releasing a resale certificate when a home is sold. Tidewater indicated that the HOA will be contacted before a certificate is issued to ensure that there are no outstanding ARC violations.
- Installation of Entranceway Pillars on Howard Road
 - Board is interested in having entranceway pillars installed on Howard Road in order to better integrate those homes into the community. However, HOA has tabled this topic until contacted by the homeowners.
 - One home on Howard Road started constructing entranceway pillars without having first submitted an ARC request. HOA will send a letter to the homeowner to bring them into compliance.

Financials

- Jeremy Nieporent (Treasurer) presented the balance sheet for the month of June 2015 (posted on the website); all expenses are tracking within budget.
 - Current HOA Assets: \$58,373.04 (as of end of June).
- There are no delinquent accounts for the second quarter of 2015. However, nine homeowners have not yet paid their third quarter dues.

Landscaping

- Board has spent \$4,794.00 of the budgeted \$14,000 for landscaping expenses for 2015.
- Board is looking for a new Landscape Committee Chair to replace Kevin Ciambuschini, who will eventually be moving out of the neighborhood. Until a new landscaping chair has been found, many landscaping projects will have to be put on hold.
- The repair of the graveyard still needs to be addressed. At the all-member HOA meeting, a homeowner suggested using landscaping fabric and rocks to suppress weed growth, though the cost of doing this is unknown. A Triadelphia Road homeowner had indicated a possible interest in taking on the project, but the Board has not heard back from this resident.
- Board needs to contact All The Trimmings Lawn and Landscape to get a quote for removing the remaining tree stakes from around the neighborhood. The goal is to have the stakes removed by the end of August.
- Board contacted Howard County to see if the reforestation areas can be improved by the HOA, specifically with regard to mowing and the replacement of dead trees. County indicated that the Board cannot do this until 24 months after takeover from the developer, which has not yet occurred.
- At all-member HOA meeting, a homeowner suggested that fountains be added to the storm water ponds at the Dalhart Road entrance. However, it was determined that this is not feasible due to the fact that the ponds are often dry.

Architectural Review Committee

- Board approved an ARC request for a solar panel installation.

Actions

- Contact Ujjal Bhatnagar (Social Committee Chairperson) about organizing this year's summer picnic.
- Send HOA welcome letter to new Lear Court homeowners.
- Change name on HOA bank accounts and P.O. Box from Ron to Jeremy.
- Transition all electronic and hard copies of HOA secretarial documents from Jeremy to Raju.
- Repair broken solar light at the entrance to the Triadelphia Road shared driveway.
- Investigate how to get several unsightly posts and wires that are sticking out of the ground and appear to be unused removed from the neighborhood. These are

located near the bus stop pad at the top of Michele Drive as well as around the cul-de-sac.

- Obtain contractor quotes for removing the numerous tree stakes that remain in the community.
- Open higher interest-bearing account for reserve funds at PNC bank.
- Update neighborhood map on HOA website to reflect new Lear Court and Howard Road houses.
- Give \$100 restaurant gift certificate to Ron as a thank-you token for his hard work on the Board over the past two years. Members voted to approve this gift at the all-member HOA meeting in May.

Meeting adjourned (10:30 PM)