



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

Warfields II HOA – Board of Directors Meeting
July 28, 2014 8:00 PM
Meeting Minutes

Pursuant to waiver of notice (copies of which are attached), a meeting of the Directors of the above corporation was held on July 28, 2014 at 8:00 PM at 3900 Ten Oaks Road in Glenelg, MD.

Meeting Purpose: Monthly Board of Directors Meeting

Call to Order (8:05 PM)

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

Reports / Approvals

- Approved minutes of the monthly Board of Directors meeting held May 13, 2014.
- Approved minutes of the monthly Board of Directors meeting held June 25, 2014.
- HOA attorney is currently working on two issues for the HOA: getting the new NVHomes planned for Lear Court to be part of our HOA, and exploring options to address the Howard Road shared driveway that never received a topcoat. Board is waiting on the status of these efforts.
- Ujjual Bhatnagar (Social Committee Chair) and the Social Committee have begun organizing for the annual HOA summer picnic, to be held August 23, 2014 on the Michele Drive cul-de-sac.
- Board sent a "Summer Letter" to the community that included helpful reminders as well as updates on the latest happenings in the neighborhood.
- Board created a "Welcome Letter" that will be sent to new homeowners who move in to the community.
- Board is tabling the installation of entranceway pillars on Howard Road until contacted by the homeowners.
- Board contacted Howard County to determine if the yellow poles marking access paths to the drainage ponds could be painted a color less contrasting with the environment. County indicated that the HOA would need to petition the County once the roads and drainage systems have been turned over from the developer.

Landscaping

- Kevin Ciambuschini (Landscaping Committee Chair) and All Pro Contracting Services planted flowers and performed weeding and mulching at all of the landscaping beds at the community entranceways. Landscaping beds look dramatically improved!
- Kevin also mulched the area behind the storm water pond near the entrance to Michele Drive. Next year this will be included as part of the landscaping contract.

- Kevin proposed (via email) a number of landscaping enhancements for the community, and also noted that a large number of stakes need to be removed from the developer-installed trees. Board needs to work with Kevin to come up with a phased-in plan to improve the landscaping while still staying within budget.

Financials

- Ron Wilcom (Treasurer) presented the balance sheet for the month of June 2014 (posted on the website); all expenses are tracking within budget.
 - Current HOA Assets: \$52,545.45 (as of end of June)
- Balance sheet includes expenses for landscaping and mowing, as well as legal fees associated with getting the new NVHomes into our HOA, investigating the possibility of a mulching facility on the Warfields farm, and addressing the Howard Road shared driveway that never received a topcoat.
- Strauss and Associates (through Tidewater) has made progress on the 2013 tax return, which should be completed by September. Board expressed displeasure with Strauss and Associates and will consider using a different company next year.
- Currently there are no homeowners more than 60 days behind in their HOA dues payments. However, five homeowners still owe a small amount of interest from being behind in previous quarters.

Architectural Review Committee

- Three ARC requests were approved. Requests were for garden sheds (2), a play set, a patio, and landscaping.
- One ARC request for a deck was rejected due to insufficient information being provided.

Actions

- Follow up with HOA attorney regarding the status of getting the Lear Court homes into our HOA and the topcoat of the Howard Road shared driveway. Scott Wiesenberger (President) will also contact NVHomes to pursue the Lear Court HOA issue.
- Contact Warfields to see if HOA can use the Michele Drive cul-de-sac for the annual picnic.
- Follow up with Safety Committee regarding next steps for pursuing street lighting in the neighborhood.
- Open higher interest-bearing account for reserve funds.
- Determine how the wooden fence surrounding the graveyard should be repaired.
- Follow up with Kevin Ciambuschini at a future Board meeting to discuss his landscaping proposals.
- Follow up with Triadelphia Road homeowners who removed the black vinyl fence from in front of their homes. The parts were not stacked behind the graveyard as expected.
- Follow up with Tidewater to determine how they are contacting the homeowners who still owe small amounts of interest on their accounts.

Meeting adjourned (9:45 PM)