



Warfields II HOA – Board of Directors Meeting
June 12, 2023 8:00 PM
Meeting Minutes

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: John Owens (President), Beth Henderson (Vice President / Secretary), and Christian Hayes (Treasurer).

Reports / Approvals

- Board approved minutes from the board meeting held on April 2023.
- Another newsletter delivered by paper and email this month with focus on Block Party and upkeep of homes. Future newsletters will only be electronic.
- Entrance lights are fixed.
- Have new company in mind to powerwash stone entrance signs.

Financials

- PO Box payment/renewal made. Matt Paper continues to get physical mail from box. Still need clarity on PO Box responsibilities.

Landscaping & Maintenance

- Discussed whether All the Trimmings is mowing inside or only around the drainage pond at the end of the cul-d-sac nearest Dalhart.

Architectural Review Committee

- No ARC requests

Social Committee

- Block Party scheduled 7/29 from 4-8pm. Need tables, shade tents, chairs, games, balloons, name tags, list neighbors, advertisements.

New Business

- Website now works whether 'http:' or 'https' is used. Jeremy offered to either show us how to upload documents to it or do it himself. Beth plans to learn in future but for now will forward things to Jeremy.

- Panes of glass missing from entrance light post not addressed.
- Uncovered wires at cul-de-sac are property of Verizon and not BGE
- Discussion about making HOA rules stick. Tidewater charges over \$1K/month for such work. Decided to pursue encouraging neighbors to fix things and will hopefully not need to resort to retaining an attorney.

Actions

- John contact All the Trimmings about mowing inside drainage pond at cul-de-sac.
- Beth ask Jeremy about responsibilities when new neighbors move in, ie; welcome letter
- Beth clarify with Jeremy PO Box responsibilities.
- Board will walk thru neighborhood mid-August to find consensus on homes needing repairs and notification.
- Beth send draft notification letter to Board.
- John contact Verizon about wires in Dalhart cul-de-sac.
- John confirm sign power-washing.
- Christian bring games and trash bags to Block Party.
- John create sign for Block Party.
- Beth bring tickets, list neighbors, music, balloons, name tags for Block Party.

Meeting adjourned (9:00 PM)