



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

Warfields II HOA – All-Member Meeting
June 15, 2017 7:00 PM
Meeting Minutes

Pursuant to an all-member notice, a full-member meeting of the Warfields II HOA was held on June 15, 2017 at 7:00 PM at the Dayton Oaks Elementary School media center in Dayton, MD.

Call to Order (7:05 PM)

The meeting was called to order based on the attendance of the following members of the HOA Board of Directors: Matt Paper (President), Lauren Novotny (Vice President/Secretary), and Jeremy Nieporent (Treasurer).

Election of New Board Member

- One Board member position is open, as Jeremy Nieporent has completed his three-year term as Treasurer.
- Per the HOA bylaws, 1/10 of all HOA members need to be present in order to hold a valid election. With 77 homeowners, eight members are required. This “election quorum” was established with the attendance of 13 homeowners.
- Board thanked Jeremy for his three years on the Board. As a thank-you token, members voted to approve a motion for a \$100 restaurant gift certificate for his service to the community.
- Board went over the roles and responsibilities of serving on the board and requested nominations for the open position. Pardeep Bhatti from Howard Road and Jeremy Nieporent from Michele Drive volunteered. Jeremy Nieporent was re-elected to a new three-year term.

Financials

- Jeremy Nieporent (Treasurer) reviewed the 2017 HOA budget and presented the balance sheet for the month of April (also posted on the website); all expenses are tracking within budget.
 - Current HOA Assets: \$84,715.75 (as of end of April).
- HOA has run an operating surplus every year since the HOA was turned over to the community from the developer.
 - However, landscaping costs will be increasing due to the need to maintain an additional storm water pond on Lear Court (recently turned over to the HOA by the developer), and the need to perform preservation area maintenance.
 - HOA was advised to have a professional reserve study performed in order to determine how much money to keep in reserve accounts and to guide future HOA budgeting. The purpose of reserve accounts is to

maintain adequate funds for the repair and replacement of HOA property so that special assessments are not required.

- Jeremy reviewed the HOA collection policy. All members are currently up-to-date with their HOA dues.

Review of Old Business

Board reviewed the various accomplishments and highlights of the past year:

- **Preservation Area-** All preservation areas have been turned over to the HOA by the developer. HOA received a violation notice from the State for invasive weeds growing in the areas. As a result, Board contracted Mead Tree and Turf Care to perform an initial cut; two of the four areas have been done with the remaining to be completed shortly.
- **Entranceway Landscape Beds-** The Board had flowers planted at the entranceway landscape beds to improve their appearance.
- **Dead Trees-** The HOA will replace dead trees in HOA easements throughout the neighborhood in the fall. The board reminded homeowners to maintain yards all the way up to the street, and to be sure to mow in drainage ditches and remove weeds from mulch beds around trees.
- **Graveyard Repair-** Board had All The Trimmings remove the broken-down fencing and piles of debris from behind the cemetery and install a new wood border around the graveyard. The intent of the project is to clean up the eyesore while minimizing long-term maintenance costs.
- **Mirror Installation on Howard Road** – A mirror was installed near the Howard Road shared driveway to improve visibility and enhance safety.
- **Shared Driveway Responsibilities-** The Board reminded homeowners that while the HOA is responsible for plowing snow from the shared driveways (specified on the map on the HOA homepage), driveway maintenance is entirely the responsibility of the homeowners.

Committee Reports and Chairperson Appointments

Architecture Review Committee (ARC)

The following 20 ARC requests were approved in the past year:

- Shed (4)
- Patio (3)
- Garden Fence (2)
- Deck
- Screened-In Porch
- Pool
- Gazebo
- Garage Addition
- Fence
- Hot Tub
- Roof Dormer Alteration
- Shutter Color Change
- Basketball Hoop
- Landscaping

Social Committee

- The Board thanked Ujjual Bhatnagar and the Social Committee for last year's successful picnic held at Alpha Ridge Park.

- This year's HOA annual picnic will also be held at Alpha Ridge Park, in September. More information will follow soon.

Landscaping Committee

- The board renewed the contract with All the Trimmings for 2017 landscaping services.
- The Landscaping Committee will coordinate with the landscaper on possible additional enhancements to the entranceways.

Communications Committee

The following reminders were made:

- The HOA website is www.warfields2hoa.com
 - The meeting minutes and financials require a username and password. Please let the board know if you need that information.
- To contact the board please email warfields2hoa@gmail.com
- The Warfields 2 Google Group is not HOA sponsored.

New Business / Membership Forum

- **Trash Spilled out of Trash Cans-** The Board continues to receive complaints about trash being left out (particularly on the Howard Road shared driveway). The Board sent letters to the shared driveway homeowners to remind them to use trash cans to prevent animals from getting into garbage bags, and to clean up any garbage that remains after pick-up.
- **Howard Road Issues-** Several homeowners from the Howard Road shared driveway expressed the following concerns:
 - **Dues-** The homeowners complained that they get disproportionately less than the rest of the HOA for their dues. The Board reminded the homeowners that unlike most residents, their shared driveway is plowed by the HOA, and the services they receive are in fact more or less comparable to what residents who live on Triadelphia, Michele, and Lear receive.
 - **Pillars-** The residents complained that there are no pillars at the entrance to the shared driveway. The Board noted that because the HOA has no easement, it is not able to install pillars. However, as has been indicated on multiple occasions, the HOA is willing to install pillars once the easement rights have been granted to the HOA by the homeowner.
 - **Driveway Maintenance-** The homeowners requested that the HOA share the cost of top coating the driveway because those houses have been paying dues longer than most of the other houses in the neighborhood. The HOA reminded the homeowners that the "Declaration of Maintenance Obligations" document requires the shared driveway residents to maintain the driveway themselves. The residents did indicate that they would petition Howard County to make the driveway a public road to relieve themselves of maintenance obligations.

Meeting adjourned (9:19 PM)