



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

Warfields II HOA – Board of Directors Meeting
June 25, 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 June 25, 2014 at 8:00 PM at 3900 Ten Oaks Road in Glenelg, MD.

Meeting Purpose: Monthly Board of Directors Meeting

Call to Order (8:10 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 all-member HOA meeting held April 24, 2014 at Dayton Oaks Elementary School.
- Approved minutes of the Board of Directors meeting held April 28, 2014 to certify the election results from the all-member HOA meeting.
- HOA attorney is attempting to get the new homes that NV Homes has planned for our community to become part of our HOA. Currently, the two homes to be built on Howard Road will be included in our HOA, but the six homes planned for Lear Court will NOT. The board wants all of the homes to be included in the HOA so that the entire neighborhood is governed by a consistent set of rules.
- Noted that the transition of our community roads and drainage ponds from the developer to Howard County has begun and should be completed by the fall of this year. After the takeover has been finalized, the county will continue to work with the developer for a one-year period to address any issues requiring updates.
- HOA attorney researched the possibility of a mulching facility being built on the Warfield Farm. Legal response is posted in the meeting minutes section of the HOA website.
- HOA attorney is exploring options to address the Howard Road shared driveway that never received a topcoat.
- Board disseminated all legal paperwork related to the removal of the developer-installed black fence (and the associated 10' HOA easement) to the affected homeowners along upper Triadelphia Road (section 2T).
- Board sent out results of the Safety Committee survey (conducted in the fall) to the neighborhood email list.
- Board sent letter to homeowner about completing repair of damaged mailbox.

Financials

- Ron Wilcom (Treasurer) presented the balance sheet for the month of May 2014 (posted on the website); all expenses are tracking within budget.
 - Current HOA Assets: \$53,618.24 (as of end of May)
- Balance sheet includes expenses for rental of Dayton Oaks for all-member HOA meeting, bills received for landscaping and mowing, and legal fees associated with the removal of the black fence along Triadelphia Road.
- Reimbursement check for HOA insurance received from Tidewater. Check will be deposited in PNC account.
- Tidewater filed extension for 2013 tax return, to be completed by September.
- Currently one homeowner is more than 90 days behind in their HOA dues payments.

Architectural Review Committee

- One ARC request was approved (backyard swing set).

Actions

- Follow up with the HOA attorney regarding the use of HOA property by NV homes to advertise new homes for sale in the community.
- Follow up with homeowners on Howard Road regarding the possibility of installing entranceway pillars.
- Follow up with landscaping contractor regarding mulching the area behind the storm water pond near the entrance to Michele Drive. Currently, this area is not part of the landscaping contract.
- Follow up with Safety Committee regarding next steps for pursuing street lighting in the neighborhood.
- Follow up with Social Committee chair about organizing summer picnic.
- Complete May minutes and post to website.
- Open higher interest-bearing account for reserve funds.
- Send out summer letter to neighborhood.
- Create welcome letter for new homeowners.
- Contact Kevin Ciambuschini (Landscape Committee chair) to have All Pro Contracting Services perform the repair of the wooden fence surrounding the graveyard.
- Determine what to do with the black vinyl fence parts that were removed from along Triadelphia Road and are now stacked behind the graveyard.
- Contact the county to explore the possibility of having the yellow poles that were recently installed painted a color that is less contrasting with the environment. The poles were installed to mark access paths to each of the drainage ponds in the neighborhood.

Meeting adjourned (9:45 PM)