

MINUTES OF THE DIRECTORS OF
THE WARFIELDS II HOMEOWNERS ASSOCIATION, INC.

Pursuant to waiver of notice (copies of which are attached), a working meeting of the Directors of the above corporation was held on March 4, 2014 at 8:00 PM at 14846 Michele Dr. Glenelg, MD.

The purpose of the meeting: November Normal HOA Items.

I. QUORUM. A quorum was declared present based on the presence of the following Directors: Scott J Wiesenberg (HOA President), Ron Wilcom (HOA Treasurer), Li Amy Liao (HOA Vice President/Secretary)

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the majority vote of the Directors entitled to vote.

II.REPORTS/APPROVALS

- Approval of the meeting minutes dated 01/16/2014
- Black fence legal documents are all signed, notarized and will be filed with the county in March. A standard ARC form will be signed and issued to the involved homeowners once we have the legal papers back from the county.
- The 2014 new year letter was sent to all homeowners
- Regarding the 2 cases of ARC violations, the one on Howard Road is resolved. Multiple notices including certified mail have been sent to the Michel Drive homeowner but no ARC forms have been submitted, this will likely result in the \$100/\$25 fine. The board is still trying to give the homeowner time to respond.
- All ARC requests are reviewed and approved. One request on Shed was approved contingent to changing the color in order to match the siding of the house
- Snow plowing is going well and has been well priced (still under budget)
- The drainage standing water issue on Triadelphia Rd was deferred to the developer and the county; a solution is pending
- The board put "No Trespassing" signs within the graveyard in response to one of the homeowners complaints about people going near that area. Trespassing on the graveyard can be a liability for the HOA without ample signs of private property.
- Multiple attempts of email communication with Tidewater regarding our bills and payments have had slow responses, the board is unsatisfied with their service overall.

III. FINANCIALS

- Treasurer Ron presented the balance sheet for the month of February, 2014, all expenses are tracking within budget.
- All HOA due accounts are up-to-date except one. Treasurer Ron will notice Tidewater for its status and follow up.

IV. ACTIONS

- The HOA will repair the graveyard fence in the Spring
- Storm water pond has sledding mark on the snow, it may present a hazardous situation. The board will contact the county for advice.
- Will renew the contract with the landscaping company All the Trimmings for the landscaping.
- Will send an email notice to homeowners soliciting candidacy for the vacant HOA board officer position and prepare for the late April annual member meeting.

Li Amy Liao

Secretary