



**Warfields II HOA – Board of Directors Meeting**  
March 11, 2024 6:30 PM  
Meeting Minutes

**Meeting Purpose:** Board of Directors Meeting

**Call to Order (6:30 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).

**Approvals**

- Board approved minutes from the board meeting held on October 12, 2023.

**Old Business**

- The PO Box has been eliminated and the website updated. Need to update our letterhead. Tidewater is having our insurance bill sent electronically and no longer on paper.
- Beth contacted Warfield Turf Farm about adding lights to their columns where blue electric wires stand, but was not well received. Mrs. Warfield answered and hung up during conversation.
- Reserve Study completed cost \$925. Due every 5 years.
- Entrance Sign Landscaping Update– John and Beth met with Chuck from All the Trimmings and received his estimate for new plantings about \$5,000. This week John will meet with Lauren of Lauren's Garden Service for another opinion.
- ARC Compliance– at walk through in November not many owners have taken corrective action since receiving 'non compliance' letters last year. It was noted Winter arrived which is not optimal time for outdoor work.
- Website Update- Beth and John have not met with Jeremy to learn how to make updates.

**Reports**

- Budget- healthy budget of \$143,000 in total assets.
- Landscaping- highest cost by far. Snow removal under budget but contract needs update and more formal communication rather than through Ron Wilcom and handwritten bill. Questioned what contract covers versus Howard County.
- Architectural Reviews–no submissions

## **New Business**

- **Annual All Members meeting;** plan for early June at 6:30 on a Wednesday. Things to be discussed then include recruiting new president and treasurer 2025, planning next Block Party, changing covenants if needed to include fine.

**Meeting adjourned (8:30 PM)**