



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

Warfields II HOA – Board of Directors Meeting
May 13, 2014 8:30 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 May 13, 2014 at 8:30 PM at 3900 Ten Oaks Road in Glenelg, MD.

Meeting Purpose: Monthly Board of Directors Meeting

Call to Order (8:57 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 Board of Directors meeting held April 17, 2014.
- Updated HOA website to reflect new Board of Director (Jeremy Nieporent, Vice President/Secretary) and Social Committee chair (Ujjual Bhatnagar).
- Ron Wilcom/Kevin Ciambuschini (Landscape Committee chair) talked to “All the Trimmings / Premier Lawn Service” about re-mulching at the Triadelphia Road entrance.
- Noted HOA will not address grass issues around storm water management (SWM) ponds; Howard County is responsible for all SWM ponds.
- HOA attorney researched the possibility of a mulching facility being built on the Warfield Farm to address circulating rumors. Legal response will be posted on the HOA website, but bottom line is that such a facility is currently not feasible.
- HOA attorney is exploring options to address the Howard Road shared driveway that never received a topcoat.

Financials

- Ron Wilcom (Treasurer) presented the balance sheet for the month of April 2014 (posted on the website); all expenses are tracking within budget.
 - Current HOA Assets: \$53,663.20 (as of end of April)
- Balance sheet includes expenses for all-member HOA meeting, as well as bills received for landscaping and mowing.
- 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. Homeowner will get dues up-to-date by June 1.

Architectural Review Committee

- One ARC request was approved (backyard swing set).
- Legal documents for the removal of the black fence were received from the county.

Actions

- Disseminate black fence legal documents and approved ARC requests to affected homeowners.
- Send out results of the Safety Committee survey (conducted in the fall) to the neighborhood email list.
- Send letter to homeowner about completing repair of damaged mailbox.
- Send out spring letter to neighborhood.
- Follow up with HOA attorney regarding the use of HOA property by NV homes to advertise new homes for sale.
- Follow up with homeowners on Howard Road regarding possibility of installing entrance pillars.
- Determine what to do about repair/replacement of fence around the graveyard.
- Follow up with landscaping company 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.

Meeting adjourned (9:45 PM)