



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

Warfields II HOA – All-Member Meeting
May 16, 2018 7:00 PM
Meeting Minutes

Pursuant to an all-member notice, a full-member meeting of the Warfields II HOA was held on May 16, 2018 at 7:00 PM in the Dayton Oaks Elementary School media center in Dayton, MD.

Call to Order (7:10 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).

Financials

- Jeremy Nieporent (Treasurer) went over the 2018 budget. The largest expense category (by a significant amount) is landscaping, followed by snow removal on the shared driveways. Landscaping costs are expected to increase, as the HOA is now responsible for all preservation areas, an additional storm water management pond behind Lear Court, and an additional strip of land along View Way Court (adjacent to the preservation area).
- Jeremy reviewed the HOA assets. The HOA has run a surplus every year; however, savings have leveled off as expenses have increased.
 - Current HOA Assets: \$87,679.83 (as of end of April).
 - Board will have a professional reserve study conducted in order to determine how much money needs to be kept in reserve accounts, and to guide future budgeting decisions. The purpose of the 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 balance sheet for the month of April, and noted that all expenses are tracking within or below budget.
 - Latest financials are always available on the HOA website.
- Jeremy reviewed the HOA collection policy. Currently, three homeowners have yet to pay their second quarter 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. An initial mowing of the areas was completed in the fall. This was done not only to improve aesthetics, but also because the HOA received a violation notice from the State for invasive weeds growing in the areas.

- The Board is planning to have the three smaller areas mowed annually, while leaving the larger area undisturbed. In addition, the HOA is considering gradually adding trees to the areas as funds allow.
- **Landscaping-** The Board had flowers planted at the entranceway landscape beds. In addition, the dying landscaping beds that once surrounded the NVHomes community sale signs were removed.
- **Dead Trees-** In the fall, the Board had 15 dead trees replaced in HOA easements located throughout the neighborhood.
- **Graveyard Repair-** Cemetery project was finally completed in the fall. The project consisted of the removal of broken-down fencing and piles of debris from behind the cemetery, and installation of a new, smaller wood border around the graveyard. The goal of the project was to clean up the eyesore while minimizing long-term maintenance costs.
- **Trash Complaints-** Board received multiple complaints about spilled trash on garbage/recycling collection days (particularly on the Howard Road shared driveway). Board sent letters to the shared driveway homeowners reminding them to use trashcans to prevent animals from getting into garbage bags, and to clean up any garbage that remains after pick-up.
- **Shared Driveway Responsibilities-** The Board emphasized 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.

Architecture Review Committee (ARC) Report

The Board reminded homeowners that HOA bylaws mandate that prior approval be received from the ARC before a project is started that changes the exterior of a home. The following 12 ARC requests were approved in the past year:

- | | |
|--------------------|--------------------------|
| • Sheds (2) | • Sidewalk / Landscaping |
| • Patio (2) | • Pergola |
| • Sunroom addition | • Storm Door |
| • Deck | • Solar Panels (2) |
| • Deck extension | |

Social Committee Report

- Ujjual Bhatnagar once again volunteered to head up the Social Committee for another year.
- The Board thanked Ujjual and the rest of the Social Committee for last year's successful picnic held at Alpha Ridge Park.

Landscaping Committee Report

- The board renewed the contract with All the Trimmings for 2018 landscaping services.
- While it is possible for additional landscaping projects to be undertaken, they will have to be put on hold until a new landscaping chair is found to coordinate them.

Communications Committee Report

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

- **Warfield Farm Noise-** Board received complaint about the increased activity and noise at the Warfield farm associated with the newly added silo. Board's understanding is that Warfield has no farming-related restrictions on his land.
- **Yard Maintenance-** Board received multiple complaints about several yards that are full of weeds at the neighborhood entranceway. 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.
 - Board will send letters to the homeowners with the worst yards in an attempt to get them to address the maintenance issues.
- **Entranceway Lighting-** A homeowner complained about excessive lighting at the Dalhart Road entranceway, and asked if it would be possible to turn off or remove some of the lights.
 - As this is only complaint the Board has received regarding lighting, it is inclined not to act on the request. However, the Board will investigate to see if the spotlights can be refocused to lessen the impact.
- **Warfield Farm Pillars-** A homeowner complained about the blue wires protruding out of the pillars at the entrance to the Warfield farm.
 - Board will discuss whether it is appropriate to contact Warfield to ask him if he would consider removing the wires.

Election of New Board Member

- One Board member position is up for election, as Lauren Novotny has completed her two-year term as Vice President/Secretary. Board thanked Lauren for her two years of service to the community.
- 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 requested nominations for the open position. Rikah Grijalva from Michele Drive volunteered, as did Ujjual Bhatnagar from Howard Road (though she was not able to attend the meeting). After providing a brief introduction of the candidates, the vote was held and Rikah Grijalva was elected to a three-year term.

Meeting adjourned (8:30 PM)