



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

**Warfields II HOA – All-Member Meeting**  
May 20, 2015 7:00 PM  
Meeting Minutes

Pursuant to an all-member notice, a full-member meeting of the Warfields II HOA was held on May 20, 2015 at 7:00 PM at the Dayton Oaks Elementary School media center in Dayton, MD.

**Call to Order (7:00 PM)**

The meeting was called to order based on the attendance of the following members of the HOA Board of Directors: Scott Wiesenberger (President), Ron Wilcom (Treasurer), and Jeremy Nieporent (Vice President/Secretary).

**Election of New Board Member**

The election of a new board member to replace the expiring two-year term of Treasurer Ron Wilcom was put on hold. HOA by-laws require the attendance of 1/10<sup>th</sup> of all households – 8 homeowners – to hold elections. Because only 7 members were present, the election was postponed until later in the meeting to allow time for additional members to arrive.

**Committee Reports and Chairperson Appointments**

- **Social Committee**
  - Ujjual Bhatnagar has agreed to serve as Chairperson for another year
  - Committee unable to attend and had nothing to report for this meeting
  
- **Landscaping Committee**
  - The HOA Board is seeking a volunteer to serve as Chairperson of the landscaping committee- no one in attendance volunteered. Board noted that it will be difficult to undertake any new landscaping projects without the assistance of a landscaping chair.
  - Board finalized contract with All the Trimmings Lawn and Landscape to provide landscaping services for 2015.
  - Board would like to have the remaining tree stakes in the neighborhood removed. This will likely be handled by All the Trimmings at the end of the summer so that the HOA can take advantage of discounted labor rates provided by the contractor.
  
- **Safety Committee**
  - Committee unable to attend and had nothing to report for this meeting
  
- **Communications Committee**
  - Ron Wilcom reviewed the website location ([www.warfields2hoa.com](http://www.warfields2hoa.com)) and provided login information for areas requiring a password.

## Financials

- Ron Wilcom (outgoing Treasurer) reviewed the 2015 HOA budget and presented the balance sheet for the month of April (posted on the website); all expenses are tracking within budget.
  - Current HOA Assets: \$59,563.75 (as of end of April).
  - Balance sheet includes expenses for the 2014 HOA tax returns at a cost of \$575.
  - Board still needs to transfer reserve funds at PNC Bank to higher interest bearing accounts (money market or CD).
- Ron reviewed the HOA collection policy. Currently, there are no delinquent homeowner accounts.

## Review of Old Business

Board reviewed the various accomplishments and highlights of the past year. Details were provided in the Spring Letter sent to all homeowners.

- **Lear Court Annexation-** Board worked with our attorney, NVHomes, and the developer to annex the six new homes being built on Lear Court into the HOA.
- **Black Fence Easement-** Board finalized paperwork with the County to allow the homes along upper Triadelphia Road (section 2T) to remove the developer-installed black fence from their front yards.
- **Developer Turnover to County-** Howard County has officially taken over management of our community roads and drainage systems from the developer.
  - Homeowner asked about the possibility of having a fountain installed in the storm water pond by the Dalhart Road entrance. Board responded that they would look into the cost and feasibility of adding this feature.
- **Howard Road Shared Driveway Topcoat-** HOA attorney provided legal advice noting that the Howard Road shared driveway topcoat issue is the responsibility of the individual homeowners and not the HOA. The memorandum from the attorney was posted on the “Documents” section of the HOA website.
- **Mulching Facility-** HOA attorney researched the feasibility and legality of the Warfields Farm being used as a mulching facility. The research is posted on the “Meeting Minutes” section of the HOA website.
- **Dalhart Road Entrance-** Board noted that an extra outlet was added to accommodate seasonal lighting on both sides of the entranceway. In addition, existing lights were replaced by LED bulbs in an effort to reduce electricity costs.
- **Howard Road Entrance Pillars-** Board is interested in having entranceway pillars installed on Howard Road in order to better integrate those homes into the community. However, HOA is tabling this topic until contacted by the homeowners.

- **Graveyard Fence Repair-** Board put the repair of the graveyard fence on hold until a new landscaping chairperson is appointed. Several nearby homeowners indicated via email that they may be interested in helping to address this problem.
  - Homeowner suggested putting down landscape fabric and stone as an alternative to mowing around the graveyard area.

### **Election of New Board Member**

- The arrival of an 8<sup>th</sup> homeowner provided the required 1/10<sup>th</sup> of HOA members needed to hold an election.
  - Board explained the roles and responsibilities of being a Board member and noted that the position is a three-year term.
  - Raju Konduru was the only volunteer to put forward a candidacy for the position. Official ballots were distributed and collected, revealing unanimous 'yes' votes for Raju. Board congratulated Raju on his appointment!
  - Ron Wilcom thanked for his hard work over the past two years getting the finances up and running for the HOA. As a thank-you token, members voted to approve a Board motion for a \$100.00 restaurant gift certificate.

### **New Business**

- Howard Road Safety Issues
  - Several Howard Road homeowners described the dangerous conditions turning into their driveways due to poor sightlines and speeding drivers.
  - Homeowners have complained to the County to see if anything can be done in terms of installing mirrors or putting up warning signage. Board supports this effort and offered to contact the County on their behalf.
- Trash Issues
  - Board has received multiple complaints from homeowners – especially along Howard Road – about trash being left at the bottom of the driveway following garbage/recycling collection days.
  - Board will send an email and letter to the Howard Road homeowners in the hopes that it will solve the issue. The Board will ask that homeowners use trash cans and be considerate of their neighbors by cleaning up any leftover trash that remains after the garbage/recycling has been collected.
- Forest Retention Areas
  - Board discussed the fact that many of the trees in the forest retention areas do not appear to have survived and the areas have become unsightly and overgrown with weeds. Board will contact the County to determine if HOA is allowed to perform upkeep in these areas.
  - Homeowner requested more frequent mowing of the common area near the Michele Drive cul-de-sac storm water pond. Board will ask the landscaping contractor to mow that area every other week instead of once per month during April, May, June, and September.

**Meeting adjourned (9:00 PM)**