



Warfields II HOA – Board of Directors Meeting
October 12, 2023 8:00 PM
Meeting Minutes

Meeting Purpose: Board of Directors Meeting

Call to Order (8:00 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).

Reports / Approvals

- Board approved minutes from the board meeting held on July, 25 2023.

Financials

- Budget- collecting dues going well, on budget with landscaping even though we've spent a little more lately, Jeremy is due reimbursement for paying for website.
- Bank balance growing and have about \$143K assets.

Landscaping & Maintenance

- Our biggest expense is landscaping and snow removal.
- All the Trimmings mows around the drainage ponds but not inside them. They also remove trees inside drainage cages and mow border around all reforestation areas four times in growing season.
- Cables in cul-de-sac not claimed by BGE, Verizon, or Comcast. Maybe we can get electrician to cut or cover them?

Architectural Review Committee

- No ARC requests

Social Committee

- Block Party 7/29 was a success. About 70 people came. Next year we should request RSVPs.

New Business

- Reserve study due every 5 years- due soon. Should cost about \$2K.
- Jeremy will teach John and Beth how to update the website.

- One neighbor asked where in covenants mulch was mandatory.
- One neighbor asked to remove lower shutters from home.
- So far we are not seeing changes in neighborhood in response to maintenance letters.
- Neighbor has chicken coop which is not in covenants. There was no ARC submission.
- Plantings at entrance signs are overgrown.

Actions

- Neighborhood 2nd walkthrough set 11/11 at 9 AM and we'll look for things not approved by ARC.
- Get reserve study with previous company known to be cost effective. Becht Engineering. Beth will contact.
- Beth ask Tidewater to send the insurance bill electronically not paper bill with plan to eliminate PO Box. Will need to remove address from website.
- Christian will write letter regarding need for ARC approvals and Board planning inventory.
- Christian and Beth get ideas/designers for new plantings at entrance.
- Beth will contact Warfield farm and offer to cut the blue electric wires and cap them.

Meeting adjourned (9:15 PM)