



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

Warfields II HOA – Board of Directors Meeting
October 29, 2015 8:00 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 October 29, 2015 at 8:00 PM at 14870 Michele Drive in Glenelg, MD.

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: Scott Wiesenberger (President), Jeremy Nieporent (Treasurer), and Raju Konduru (Vice President/Secretary).

Reports / Approvals

- Approved minutes of the monthly Board of Directors meetings held July 27, 2015.
- Annual HOA picnic was held on Sunday, September 20, at Alpha Ridge Park. Thanks go to Social Committee chair Ujjual Bhatnagar and the rest of the Social Committee for organizing the event, which was once again a success and well attended by the community.
- Board sent HOA welcome letters to three new homeowners in the neighborhood (one on Triadelphia Road and two who moved into newly constructed houses on Lear Court). There are still two houses under construction that will eventually be part of the HOA (one on Lear Court and one on Howard Road).
- Renewed the HOA website for two years (\$239.76).
- Board had NV Homes come out and remove a number of unsightly posts around the neighborhood. There are still a number of disconnected cables that are sticking out of the ground around the Michele Drive cul-de-sac that the HOA would like to have removed by Verizon.
- The issue with trash being left at the bottom of the Howard Road shared driveway following garbage/recycling collection days seems to have improved significantly.
- Howard County is in the process of installing a 30,000-gallon underground water tank on Michele Drive (not on HOA property). Given the absence of hydrants, the fire suppression tanks will make the neighborhood safer in the event of a fire.
- Name on the HOA bank account and P.O. Box was changed from Ron Wilcom (former Treasurer) to Jeremy.

Financials

- Jeremy Nieporent (Treasurer) presented the balance sheet for the month of September 2015 (posted on the website); all expenses are tracking within or below budget.
 - Current HOA Assets: \$60,634.76 (as of end of September).
 - Balance sheet includes expenses for landscaping (\$1,196) and the HOA picnic pavilion rental (\$155).
- Board and Tidewater followed up with two homeowners delinquent on their third quarter dues via certified mail in accordance with the HOA Collection Policy. Both homeowners subsequently paid to bring their accounts up-to-date. For the fourth quarter, six homes have not yet paid their dues.
- Tidewater sent the contract for next year. The cost to manage the neighborhood has increased by 3% to \$3,090. Also, renewal requested for tax preparation by Strauss and Associates for \$575 (no increase from last year).
- Renewed CD at Association Capital for another 6 months.

Landscaping

- Board has spent \$9,616 of the budgeted \$14,000 for landscaping. Board requested that our landscaper (All The Trimmings) reduce the frequency of mows in order to keep us within budget for the year.
- Board is still looking for a new Landscape Committee Chair to replace Kevin Ciambuschini, who will be moving out of the neighborhood. Until a new landscaping chair has been found, many landscaping projects will have to be put on hold.
- The graveyard has fallen into disrepair as the fence is broken in many places and the markers are completely overgrown with weeds. Board contacted All The Trimmings to clear out the weeds; once that has been completed, the Board will reassess the situation to determine how best to maintain the graveyard in the long term.
- HOA contracted All the Trimmings to remove the remaining stakes from around the trees in the neighborhood. This task should be completed in the next few weeks.
- Board observed that someone is mowing a path through the main reforestation area. This is against County rules and will need to be addressed.

Architectural Review Committee

- Eight ARC requests have been approved since the last Board of Directors meeting. Requests were for a patio, decks (4), fence, generator, and a solar panel installation.
- Approval still pending for two ARC requests:
 - Deck on Triadelphia Road (Board needs to investigate allowable height for a privacy wall)
 - Solar panels installation on Howard Road
- Howard Road homeowner began construction of driveway pillars without having submitted an ARC request. Board needs to follow up with this homeowner.
- Michele Drive homeowner installed solar panels without having submitted an ARC request. Board needs to follow up with homeowner.

Actions

- Determine 2016 HOA operating budget, and post on website to get neighborhood input prior to Board approval.
- Contact County to have them repair damaged “No Outlet” sign at the top of Michele Drive. In addition, request County change street sign at neighborhood entrance from “Michele Road” to “Michele Drive.”
- Contact the two homeowners (Howard Road and Michele Drive) who made exterior improvements without having submitted ARC requests.
- Repair broken solar light at the entrance to the Triadelphia Road shared driveway.
- LED light on the entranceway wall is out and needs to be replaced.
- Contact Verizon to get them to remove several disconnected wires that are sticking out of the ground around the Michele Drive cul-de-sac.
- Open higher interest-bearing account for reserve funds at PNC bank.
- Update neighborhood map on HOA website to reflect new Lear Court and Howard Road houses.
- Give \$100 restaurant gift certificate to Ron Wilcom as a thank-you token for his hard work on the Board over the past two years. Members voted to approve this gift at the all-member HOA meeting in May.

Meeting adjourned (10:30 PM)