



The Warfields II HOA
Dayton/Glenelg, MD

Warfields II HOA – Board of Directors Meeting
Wednesday, January 28, 2026 at 7:00pm
Meeting Minutes

Meeting Purpose: Board of Directors Meeting

Call to Order (7PM)

A quorum was declared based on the presence of the following members of the HOA Board of Directors: John Owens (President/Treasurer), Beth Henderson (Vice President / Secretary), and Ehsan Bozorgi (stand in Board Member)

Approvals

- Minutes from the Board Meeting 9/25/25.

Old Business

- Shari Bernsohn resigned from BOD because she moved out of neighborhood.
- Homeowner with chicken coop not submitted ARC nor medical evidence of need for emotional support chickens despite 2 letters from HOA.
- Kim Masters resigned from ARC committee. 2 other members have not responded to request for committee update.
- Dave Bernsohn resigned from Covenant committee because moved away. Committee's plan for survey paused because some emails bounced back.

Reports

- None

New Business

- Website content up to date and functioning well. Meeting goals of transparency, accessibility and security. It is paid for 3 years.
- Ehsan elected unanimously by Board to replace Shari Bernsohn.
- Snowplowing not complete on Howard Rd flag lot because of ice and equipment failure. Cliff will complete tomorrow at added expense. John suggested he get salter for truck. Made note this is second issue with Cliff—both times he's apologetic and ultimately satisfied our requests.
- Mailboxes damaged by county snowplows. Email sent to neighbors with county instructions for repair or recouping cost.
- Neighbor reported evergreen trees of 14935 Michele Drive encroaching the shared driveway behind property and causing mess to maintain. John noted another neighbor reported same complaint in past. Advised then and now to first speak to 14935 homeowner. Note made that no ARC submitted for planting the evergreen trees.

- John submitted BOD able to make a rule regarding ARC violations may enable us to fine neighbors for covenant violations. Will send to attorney for agreement.
- Beth will make postcard to alert homeowners of maintenance issues.
- Beth will find handyman info to add to violation letter.
- Consider Spring look-over/survey of neighborhood.
- John will update maintenance advice for website.
- Reviewed budget and likely increased costs coming from snowplowing, ATT, Tidewater.
- Beth will contact tax preparer to determine if we are non-profit.
- All Member Meeting being planned for late May.

Meeting adjourned 8:30 PM