

HARVEST FARMS COMMUNITY ASSOCIATION

GENERAL MEETING MINUTES

February 19, 2020

Panera Bread

ATTENDANCE

BOARD OF DIRECTORS:

Charles Lawson
Ken Hollasch
Jodi Lawrence
Susan Andersson
Joe Tier
Amy Chase Martin
Andrea Kowaleski

OFFICERS:

Charles Lawson, president
Andrea Kowaleski, vice president
Jodi Lawrence, treasurer
Susan Andersson, secretary

Members: Becky Lawson

7:03 Call to order

AGENDA

1. President's Report

- Trash removal with Republic ends at the end of this year.
- Need to contact the county to look at our roads.
- Bill in MD Assembly to tax services. Could add 5% to our lawn care and trash services.

2. Vice-President's Report

- Easter Egg Hunt April 4 at 10am with rain date April 11th
- Amy will create flyers.
- Ken will print flyers.
- \$150 budget
- Andrea has the bins. Bins of materials will be delivered to volunteer Denise Nellies.
- Signups for the July 4th will be available. Volunteers are needed. Planning will begin before March meeting.
- "50 Shades of Green" April 25th, rain date April 26th - Earth Day clean up sign-up sheet at Easter Egg Hunt
- Andrea has contacted Sun Nursery and Dick's for donations.
- Bartlett is offering donations of trees as gifts for participating homeowners.
- Block representatives will be asked to serve as community liaisons .
- Goal is to have kids and adults to volunteer. A method of sign-up was discussed.
- Date of when mulching and cleanup should take place was discussed.
- This will be a family event.
- Yard sale May 2nd
- Andrea has signs. Will advertise through social media only.

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- Pond aerators will be serviced.

3. Treasurer's Report

- Treasurer report - 181 of 199 homes have paid their 2020 dues as of 2/20/2020. 18 homes outstanding. 91% collected. Jodi will mail late notices beginning of March.
Budget report dated 2/20/2020 to be added to the website by Amy.

HOA Transition

- Jodi updated officer names at BB&T bank for signature purposes. Charles & Andrea need to go sign new forms at the bank ASAP. New checks were ordered.
- Old gmail account is still a problem as no one can access it. It is unknown who receives the recovery email. Joe to work with Andrea Michael to see if she can help recover the account or has any ideas about what email address was listed as the recovery address or who set up the original gmail account.
- Google Docs – Scott Walthour is turning over administrator duties for Google Docs account to Joe Tier. Joe needs to remove any old board members that still have access to the Google documents. All current board members have been invited to join.

4. Committee Reports

Architectural, Ground Maintenance, Contracts – Ken Hollasch

- 6959 Cable submitted a request for a new front door.
- Architectural change outstanding issue - Ken sent email to house on Alfalfa regarding siding color of addition not matching original house siding that's still there.
- Ken asked for feedback on the rules and regulations.
- Joe brought up adding color changes to the rules and regulations and in which section they should be added (i.e. changing color of front door or siding).
- The sentence on page one "While approval is not needed for new siding..." will be removed.
- A suggestion paragraph will be added.
- The addition and removal of trees was discussed at length. It is proposed that a new section
- Hot tub section – Is it a "permanent structure"? Taking out "permanent" from Structures in section 1.13.
- The last sentence under the first paragraph under Structures is changed to "Adding landscaping..."
- Jodi proposed that the Board should not be involved in architectural approvals. Suggested wording change for #5 and 6 under "for all other structures" to...
- Architectural committee decisions will be recorded in the minutes of the next HOA meeting.
- This is a proposal that the entire community should review.
- The architectural regulations will be discussed again in a future meeting.

Water meters - Per Carroll County Bureau of Utilities - Water meters located inside houses need to be removed since the county has installed outside meters near the front of property

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lines. Call the bureau office at 410-386-2164 to schedule an appointment. There is no cost to homeowners for meter removal service.

Grounds maintenance

- Ken repaired the playground slide and received a quote to remove 2 dead trees at the playground/tennis courts.
- Gazebo replacement- Ken has received two quotes from one company to completely replace the gazebo.
- Geese- The board discussed placing dog silhouettes to deter the geese.
- Ken will look into stocking the pond
- Discussion of dates for mulching and cleanup.

5. Open Discussion

- Process for Minutes
 - Susan will hand write minutes during meeting and give them to Charles.
 - Written minutes will be scanned and emailed to the board for review.
 - Board will note any needed corrections within a week.
 - Amy will type and post the minutes.Amy reviewed process for minutes and updated the email address on the website.

6. UPCOMING MEETING

March 19, 2020

Carolltowne Elementary – *later changed to online to due coronavirus precautions*

9:00 The meeting was adjourned.