

BOARD/GENERAL MEETING MINUTES

February 28, 2018
6714 Hammond Court

ATTENDANCE

BOARD OF DIRECTORS:

Michele Carroll
Melissa Clark
Chuck Retaliata

OFFICERS:

Michele Carroll, president
Donna Chaney, secretary

MEMBERS:

Jean Woods
Andrea Kowaleski
Margo Williams

BOARD MEETING

1. Secretary's report

- The key points from the January meeting were reviewed.

ACTION: the board voted to accept the January meeting minutes without changes

2. President's report

- Chuck obtained prices from several local storage companies. The costs ranged from approximately \$70-\$100 a month. He also suggested an option to install a storage shed at the tennis courts that could be chained to the fence for additional security. The only expense would be the initial purchase of the shed and the chains and would eliminate the need for the ongoing monthly expense of a storage container.

ACTION: Chuck will research the costs of a 6x8 shed and associated equipment

3. Treasurer's report

- 2018 dues have been received from 181 of 199 residents (90%). Letters will be sent to the residents who have not paid yet noting that the dues are overdue, and interest will be charged beginning March 1.
- Three residents have outstanding dues from previous years and are currently in the collections process.

ACTION: Charles will contact the collections agency to identify the legal steps for the three long-term delinquent residents; he may consider calling the residents in one last attempt before taking legal action

ACTION: Charles will draft letters for the 18 residents who have not paid the 2018 dues

ACTION: Scott will meet with Charles and Mark Gillies to address the 2017 taxes and will provide a final 2017 budget

4. Board items

- Yard sale date: the spring yard sale is scheduled for May 19. The bulk trash pick-up has been scheduled for June 9.
- Easter egg hunt: Denise Nellies has volunteered to coordinate this year's Easter egg hunt. The Easter egg hunt will be on March 17, with a rain date of March 31.
- Playset: Melissa purchased two slide mats for the playset and will try them this weekend. If they work out, the additional mats that are needed will be purchased. A sign for the playset was discussed and it was decided that it was not needed. The installer (Rockland) had previously been asked about rotating the playset and had said that it was not possible. The board would like to look into this issue again before the final parts are installed, as the slide is located directly across from a tree and safety will be a continuing concern.

ACTION: Melissa will purchase additional mats, if the two initial mats work out

ACTION: Chuck will ask Rockland about rotating the playset when he contacts them to obtain a price on a storage shed

5. Committees

- Pond – Andrea Kowaleski:
 - The pond will not be stocked this year because the fish content is still sufficient.
 - As soon as the weather warms up, the garden area will be mulched.
 - A resident provided information on using 15-gauge wire, which the DNR recommends, to deter the geese. The wire will be installed diagonally across the pond at various points, at a height of approximately 12”.
 - There is an old discarded metal swingset in the woods adjacent to the pond that has been there for some time. Volunteers will be solicited in the spring to pull it out and discard it when the bulk pick-up is scheduled.
- Picnic tables
 - A resident adjacent to the pond requested that one of the three picnic tables be removed or moved closer to the gazebo area. The board recommended dismantling the table entirely, as it is not used that often and would help reduce the cost of repairing the picnic tables and benches.

ACTION: Scott will be coordinating volunteers to repair the picnic benches when the weather warms
- Tennis and basketball courts: The basketball and tennis courts will need to be resurfaced and/or repaired soon. Michele obtained the names of two companies who could resurface/repair the court surfaces: American Tennis Courts and Sports Systems. Ken Hollasch contacted both companies and they will be providing quotes for the repair work.

- Events: the initial plans for the July 4th event will be discussed at next month's meeting. The Easter Egg hunt and spring yard sale have both been scheduled.
- By-laws update: a committee meeting was held on February 8 and the remaining comments and recommendations from the lawyer were discussed and addressed. The final document was sent to the lawyer and we are currently awaiting the final completed version of the file. Next steps will include discussing a strategy to let all residents know about the new declarations document and to collect votes.

ACTION: Donna will draft an initial document with information about the changes for all residents for the committee to review

- Mail delivery concerns: in recent weeks, several residents have complained about the mail delivery. Complaints include missed mailings and packages, inconsistent delivery days and times, and items delivered to the wrong addresses. The neighborhood post office is in Randallstown, which services three counties. Andrea provided contact information for residents to inquire about their mail or to file complaints:

U.S. Postal Service
Consumer and Industry Contact Office
900 E. Fayette Street, Room 109C
Baltimore, MD 21233-9631
(401) 341-4330
(800) ASK-USPS

There is also an app that allows residents to see the mailings that they should expect to receive every day: informeddelivery@usps.com

6. The next meeting is scheduled for March 28 at the Carroll house.

7. Motion to adjourn the meeting

BOARD ACTIONS

ITEM	Board Member	For	Against	Abstain	Absent
Accept the January 2018 minutes with no changes Motion: Chuck Retaliata Second: Melissa Clark	Michele Carroll	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Melissa Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charles Lawson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Chuck Retaliata	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scott Walthour	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VOTE RESULT	PASS	5	0	0	0