

Harvest Farms HOA Board of Directors Meeting open to all residents  
7:00 PM at the Eldersburg Library  
12/19/23

Board Members Present:

Cherie Winnard, Santi Ortega, Craig Beebe, Peter O'Toole, Cheryl Degenhardt, Michael Olischuk

Residents Attending:

Andrea Kowaleski, Ron Kowaleski, Jodi Lawrence, Kevin Wade, Tom Hedrick, Greg Hiltz

I. Call to Order-7:00 PM at the library.

II. Cherie summarized the role the HOA board played in Harvest Farms events and happenings in 2023. She thanked previous board members and other neighbors for their help over the past year.

III. Election results for the 2024 board (in which 91 residents voted) are as follows: President-Cherie Winnard, Vice President-Santiago Ortega, Treasurer-Cheryl Degenhardt, Secretary-shared duty, Members at Large-Michael Olischuk and Peter O'Toole.

IV. Treasurer's Report

1. Cherie has been trying to speak with attorney Michael S. Neall about an invoice for legal fees on property liens. Jodi Lawrence said she is willing to help with this matter.

2. Budget for 2024 was presented and explained. A 10% increase per household, which brings the yearly dues to \$440.00, has become necessary due to increased costs and needed repairs. Republic (trash pick up) has increased their fee by 8%. Groundskeeping fees have increased. Picnic tables at the playground need to be replaced. Dead trees in common areas need to be removed. The basketball court needs to be resurfaced. HF website has a \$12.00/month fee. Additional funds needed for events.

3. All six board members present voted yes for the dues increase.

V. Common Areas and Maintenance.

A. Playground

1. Basketball court resurfacing cost is estimated to be around \$35,000.00. This is not in the budget for 2024 and will have to wait.

2. Basketball backboard has been replaced.

3. Picnic tables will be replaced in 2024.

B. Pond Area

1. Andrea requested more people join the pond committee. She is willing to try to find people.

2. Solitude has suggested that the aerators remain running all winter as a safety precaution. When thin ice forms they make visible open water areas which may deter people from walking out onto the ice.

3. County responsibility for pond maintenance was discussed. They evidently will not perform pond maintenance and are happy with how we are handling it. The board needs to ask the county about removing vegetation around the pond. There are residents who are willing to remove the woody stem growth around the water's edge if that is what should be done.

C. Bids for 2024 groundskeeping are being evaluated.

VI. Architectural Report

A. No major requests this month-maybe some solar panels.

VII. Events

A. Christmas tree pick up dates are January 13th and January 27th.

B. Cherie will call Republic to set up 2024 bulk trash pick up dates soon.

VIII. Next HOA Meeting- Thursday, January 25, 2024 at 7:00 PM location TBA.

Meeting adjourned-7:40 PM