



The Meadows at Perry Hall Farms Home Owners Association
 Board Meeting Minutes
Semi-Annual Community Meeting
 October 12, 2010

Minutes taken for the Board Meeting held on October 12, 2010 at 7:00 p.m. at Rosedale Federal Savings & Loan, Perry Hall, Maryland.

CALL TO ORDER

President Winterling called the meeting to order at 7:10 p.m.

Attendance

Board Members:

- Charlie Winterling, President
- Terry Klima, Vice President
- Kelly Henneman, Secretary
- Jessica Vicks, *Newly appointed* Treasurer

Six homeowner's from Perry Hall Farms were also present for the meeting.

Treasurer's Report:

Copies of the 2011 Budget were not available during the meeting but was discussed. The details are provided below. The newly appointed Treasurer, Jessica Vicks, verbally reviewed the 2011 budget as follows:

2011 Budget (\$132.00 per home annually)

INCOME COLLECTED

MEADOWS ASSOCIATION FEES	\$7,416.00
MASTER ASSOCIATION FEES	\$6,180.00
TOTAL	\$13,596.00

EXPENSES DISPURSED:

Administration-

Insurance	\$150.00
Legal/Accounting Fees	\$500.00
Management fees	\$3,090.00
Master Association Fees	\$6,180.00
Office supplies and postage	\$500.00
Website Hosting	\$200.00

Repairs and Maintenance-



Grounds Maintenance	\$0.00
TOTAL	\$10,620.00
TOTAL	\$0.00
Reserves-	
Reserve Transfer	\$2976.00
TOTAL	\$2976.00

The Board provided an overview of the new management company, MRA:

1. Contract with former company (Wentworth) was terminated effective 9/30/10.
2. MRA was selected 2/10/10. Due to delay with sending HOA dues notification, homeowners were allowed an additional 2 months to pay dues by April 20, 2010.
3. Annual savings with MRA is \$1,710. (Wentworth was previously \$4,800 per year, MRA is \$3,090 per year)

Several homeowners asked how our association's dues compared to others. President Winterling noted that he has a relative in Glenside Farms that pays \$175 annually compared to our \$132.

The Board asked those in attendance for their opinions regarding a dues increase this year. All in attendance agreed that it would be best to delay until next year. The Board will need to vote on this matter at the next board meeting.

Master Board Meeting Update:

As a member of the Master Board, President Winterling explained that he could take concerns to the board for discussion. Those in attendance brought the following items to the Board's attention:

1. Monument at entrance of Forge and Perry Farms need to be cleaned.
2. Common areas on Perry Farms (prior to entrance of Glenside Farms) need to be mulched and replanted. It seems that only weeding is occurring and nothing to maintain the landscape. What is the scope of the Master Association for maintaining common areas?
3. Sidewalk replacement needs to be discussed and a notification should be sent to homeowners to clarify responsibility.

Subsequent to this meeting, Vice President Klima obtained information from the Baltimore County Website which outlines the home owner's responsibility regarding sidewalk maintenance.

<http://www.baltimorecountymd.gov/Agencies/publicworks/highways/concretereplace.html>



The website clearly states that:

In Baltimore County, the repair and maintenance of sidewalks, pedestrian pathways, and driveway aprons within the Baltimore County right of way are the responsibility of each respective property owner. All sidewalks, pathways and driveway aprons must be maintained in a safe condition, free from obstructions and tripping hazards as defined in the Americans with Disabilities Act.

4. Status of Citizen's on Patrol? Recent neighborhood crime issues identified include:
 - a. Multiple car break-ins b/w 11 and 12 at night and early in the morning
 - b. Several stolen cars
 - c. Eggings
 - d. Frozen Paint balls through windows
5. Need for a 4-Way Stop at Forge Acre Dr. and Perry Farms
6. Commercial Van parked in "dead zone" between Perry Hall Farms and ??? on Forge Acre Drive.
7. Request for a Plot Map to understand the common areas under the responsibility of the Master Association.

Architectural Update:

The Board requested a volunteer to serve as a Board member and as a part of the Architectural Committee (per the community bylaws the Board must be made up of an uneven number of members). Homeowner David Fitch volunteered. The Board unanimously approved. *Welcome David!!*

Those in attendance expressed concerns regarding the condition of trees throughout the community, as well as the need to replace trees, and if responsibility for replacements should remain with homeowners or with the Board. The group agreed to discuss tree replacement at the upcoming Board meeting in November.

Social Committee Updates:

None at this time.

Newsletter / Communication Committee Updates:

None at this time.

Web Designer Updates:

None at this time.

Next Board Meeting

The Meadows HOA will meet again on Tuesday, November 9th at 7pm at Liberatore's Restaurant.

Proposed agenda topics for the November Board Meeting includes:

1. Architectural Committee update: Tree Replacement Policy
2. Speed Bumps – Next Steps



3. Master Association Board Meeting – Status of Our Requests

ADJOURNMENT

- **MOTION:** Secretary Henneman introduced a motion to adjourn the October 12, 2010, Board meeting. President Winterling seconded the motion. Unanimously approved.

The Board Meeting of The Meadows at Perry Hall Farms Home Owners Association adjourned at 8:10 p.m.

ATTEST:

I hereby attest that the above Minutes accurately reflect the October 12, 2010 Board Meeting of the Meadows at Perry Hall Farms Home Owners Association.

Kelly J Henneman

Kelly J. Henneman

Secretary, The Meadows at Perry Hall Farms HOA

Minutes approved on _____ by The Meadows at Perry Hall Farms Board of Directors.