



**The Meadows at Perry Hall Farms Home Owners Association**  
Board Meeting Minutes  
March 15, 2011

Minutes taken for the Board Meeting held on March 15, 2011 at 7:00 p.m. at Perry Farms Drive.

**CALL TO ORDER**

President Winterling called the meeting to order at 7:08 p.m.

**Attendance**

**Board Members:**

Charlie Winterling, President  
Terry Klima, Vice President  
Kelly Henneman, Secretary  
Jessica Vicks, Treasurer  
David Fitch

***Outstanding Issues:***

1. Notification of April 28, 2011 Community board meeting. Jessica will contact MRA and ask that a letter be sent to all homeowners. Proposed agenda topics include;
  - a. Review Annual Budget
  - b. Annual Dues Increase
  - c. Fine Matrix to be reviewed
  - d. Guest Speaker from Baltimore County Police Department. **(confirmed)**
2. Follow-up to community letter. Letter of concern sent by various homeowners regarding house on Silver Gate with overflowing trash cans and visibility from street.
  - a. Board reviewed the by laws and cited the following sections:
    - i. Page 13 of 31, Section 2 (regarding individual lots)
    - ii. Page 20, Article 9, Section 1, Paragraph (e)
  - b. Board agreed to have MRA send a letter to homeowner in violation of bylaws. Landscaping fines will also be referenced.
  - c. Follow-up letters will also be sent to those homeowners that have submitted complaints.
3. Late fees and interest payments. Board unanimously agreed that no late fees will be waived. Extenuating circumstances will be considered on a case by case basis.
4. Old HOA Paperwork. The following contacts will be made to determine status of paperwork:
  - a. Contact MRA.
  - b. Contact Bob Windsor, previous treasurer.



5. Old Architectural Approvals. The Board unanimously agreed that old architectural approvals will not be sought to justify current board decisions. Each board decision is made on a case by case basis using the guidance set forth in the by laws. Since the current board was not intact during the previous administration, all agreed that those decisions stand alone and will not be used during our current decision process.
6. Safety notice. Board will draft a memo to be hand delivered to all homeowners. Baltimore county policy officer will be speaking at the April 28<sup>th</sup> Community meeting to address the community safety issues.
7. Replacement trees. Board unanimously agreed to revisit tree replacement during the CY2012 Budget. In the meantime community will be notified once more that curbside tree maintenance and replacement are the responsibility of the homeowner.
8. Sidewalks, driveways and grass areas between the sidewalk and gutter. Board unanimously agreed to revisit the bylaws within the next 6 months.

***Treasurer Update:***

Treasurer Vicks noted that there were multiple homeowners late in paying their dues. MRA will send out interest / late fees as part of normal process.

***Master Association Action Items:***

Board members expressed concern with the following items;

1. Monuments and islands were not mulched timely.
2. Monuments needs to be power washed.

President Winterling will contact Master Board requesting action for the above items.

***Architectural Update:***

No new updates at this time.

***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 Thursday, April 28, 2011 at 7pm at Rosedale Federal Savings & Loan for the Semi-Annual Community meeting.

**ADJOURNMENT**

- **MOTION:** Secretary Henneman introduced a motion to adjourn the March 15, 2011, Board meeting. President Winterling seconded the motion. Unanimously approved.

The Board Meeting of The Meadows at Perry Hall Farms Home Owners Association adjourned at 8:12 p.m.

ATTEST:

I hereby attest that the above Minutes accurately reflect the march 15, 2011 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.***