



The Meadows at Perry Hall Farms Home Owners Association
Board Meeting Minutes
May 26, 2010

Minutes taken for the Board Meeting held on May 26, 2010 at 7:00 p.m. at Liberatore's Restaurant, Perry Hall, Maryland.

CALL TO ORDER

Secretary Henneman called the meeting to order at 7:01 p.m.

Attendance

Board Members:

Bob Windsor, Treasurer (absent)
Charlie Winterling, President
Jessica Vicks
Kelly Henneman, Secretary
Terry Klima, Vice President

DISCUSSION:

Neighborhood incidents reported:

The following neighborhood incidents were reported by various members of the board. Some information was received via discussions with neighbors; no formal actions have been taken at this time:

1. Eggings
2. Glue poured over a car (~ 3 weeks ago)
3. Windows shot out; weapon used unknown (2 homes impacted)
4. Burglaries off of Forge Road have caused some concern with neighbors

Treasurer's Report:

Bob Windsor was unable to attend this month's board meeting. However, the board members discussion the following proposed budget:



**The Meadows at Perry Hall Farms
2010 Budget**

Income:

103 homes x \$132 per year	\$13,596
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Expense:

Perry Hall Farms Master HOA (\$515/month)	\$6,180
MRA Property Management, Inc. (\$257.50/month)	\$3,090
Postage / copies / office supplies	\$500
Insurance	\$1,000
Legal Fees	\$500
Past Due Assessments (in collections)	\$996
Grounds Maintenance	\$0
Social Actives	\$0
Subtotal Expense	\$12,266

Reserve

<u>\$1,330</u>

- MOTION: President Winterling recommended that we approved the proposed 2010 budget. Unanimously approved.
- MOTION: President Winterling will obtain information regarding a fidelity bond for the Board. All members present agreed that if the amount was less than that proposed in the budget, that President Winterling could execute the agreement on behalf of the Board. Unanimously approved.

Architectural Update:

Board Member Vicks provided updates on the following:

1. Commercial truck parked in front of 9716 Perry Farms Drive. Due to neighborhood complaints, the board has requested that a letter be sent notifying the homeowner of their violation.
 - MOTION: All approved mailing of letter to homeowner.
2. Home on Arbor Green and home at intersection of Silvergate and Forge Acre Drive are missing one or more shutters.



- MOTION: All approved drafting a friendly reminder letter to homeowners informing them of the need to correct the issue. Mailing of letter was unanimously approved.
3. 4 Farm Brook Court submitted an application for a replacement fence.
- MOTION: Unanimously approved, pending that homeowner abides by all bylaw requirements. The board discussed the following in detail and will be sure to note the requirements in the pending approval letter:
 - i. The board discussed the drawings and had to refer back to bylaws and lot surveys. The Board unanimously agreed that the homeowner MUST have a survey primarily because our property lines are set-back from the sidewalk approximately 24”.
 - ii. The Board's approval is contingent on the homeowner determining that the proposed "fence does not enter into the public or association easements as shown on the record plats in Baltimore County. It is suggested that a survey be done by a registered surveyor prior to the installation of a fence due to the possibility of encroachment onto another property or easement". This language comes directly from the architectural and use guidelines, Page 5.
4. Board Member Vicks is going to approach Cherie at the Master Board about replacing the Pine trees on the corner of Perry Manor and Perry Farms as well as installing no solicitation signs at our entrances.
- MOTION: President Winterling to attend next Master Board Meeting on June 3, 2010 to request our representation on the board.
5. Perry Manor Court and Perry Farms – Missing 3 pine trees.
- MOTION: Letter will be mailed to Master Board requesting clarification on property line and possible replacement of the trees.
6. Perry Farm Drive – Dead trees along neighborhood. Board discussed that the trees along the sidewalk are the homeowner’s responsibility.



- MOTION: Board unanimously agree to mail letters to all homeowner's reinforcing that the trees are their responsibility and the need to keep a 6' canopy.

Social Committee Updates:

None at this time.

Newsletter Committee Updates:

None at this time.

Web Designer Updates:

None at this time.

Next Board Meeting

To be determined.

ADJOURNMENT

- MOTION: Secretary Henneman introduced a motion to adjourn the May 26, 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 7:50 p.m.

ATTEST:

I hereby attest that the above Minutes accurately reflect the May 26, 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.

The Meadows HOA

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Page 4 of 4

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