



The Meadows at Perry Hall Farms Home Owners Association
Board Meeting Minutes
July 28, 2010

Minutes taken for the Board Meeting held on July 28, 2010 at 7:00 p.m. at Liberatore's Restaurant, Perry Hall, Maryland.

CALL TO ORDER

President Winterling called the meeting to order at 7:07 p.m.

Attendance

Board Members:

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

Treasurer's Report:

Bob Windsor was unable to attend this month's board meeting. The FY2010 Budget was approved at last meeting and is posted on our website. No unanticipated expenses have been incurred since the last meeting.

President Winterling presented information regarding the fidelity bond. The quote obtained was from State Farm Insurance. Annual expense is \$110 per year for 5 board members; total coverage of \$10,000. *Note: The bylaws would require a minimum of \$4,000; however, insurance companies will only provide coverage starting at a minimum of \$10,000.*

- **MOTION:** The board unanimously approved submission of the application. President Winterling will complete the application and forward to MRA to process payment.

Master Board Meeting Update:

President Winterling was elected to the Master Association Board and will now have a voice in all upcoming meetings. No significant news was reported other than agreement for the Master Board to install "No Solicitation" sign throughout the community.



Architectural Update:

Board Member Vicks informed the members that there are currently no formal architectural applications awaiting approval.

Social Committee Updates:

None at this time.

Newsletter / Communication Committee Updates:

Vice President Klima suggested that the next mailing include information regarding the upcoming Community Meeting as well as a reminder notice with *talking points* about home owner responsibility, i.e., tree care, etc.

Web Designer Updates:

Board Member Vicks stated that past meeting minutes will be uploaded to the website. A notification regarding the Annual Community Meeting will be posted once the date and time are confirmed.

Next Board Meeting

The Meadows HOA will meet again on Wednesday, September 15th at 7pm at Liberatore's Restaurant.

The Meadows HOA will contact Rosedale Federal to reserve the community meeting room. Proposed date for Annual Community Board meeting is Tuesday, October 12th at 7pm.

- **MOTION:** Secretary Henneman to reserve room and send confirmation to board members.

Proposed agenda topics for the October Community Meeting include:

1. Overview of 2009 Actual Expenses
2. Overview of 2010 Board Approved Budget
3. Discussion of Change in Management Company
4. Tree Replacement Policy
5. Annual Dues
6. Nominations to the Board

ADJOURNMENT

- **MOTION:** Secretary Henneman introduced a motion to adjourn the July 28, 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 7:39 p.m.

ATTEST:

I hereby attest that the above Minutes accurately reflect the July 28, 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.