

The Meadows at Perry Hall Farms Home Owners Association
Board Meeting Minutes
April 29, 2008

Minutes taken for the Board Meeting held on April 29, 2008 at 7:30 p.m. at the home of Bob Windsor, 2 Farm Brook Court, Perry Hall, Maryland 21128.

CALL TO ORDER

Bob Windsor called the meeting to order at 7:35 p.m.

Newly Elected Board Members in Attendance

Bob Windsor
Joan Sellers (standing in for Tim Sellers)
Charlie Winterling
Jessica Vicks
Kelly Henneman
Joe Yurek
Terry Klima

Opening

Board Member Bob Windsor welcomed the newly elected Board Members and stated that the first objective was to elect the officers of the Board. Board Member Kelly Henneman volunteered to be Secretary.

OLD BUSINESS

Minutes of the Previous Meeting

Board Member Bob Windsor briefly outlined the results of the meeting from April 22, 2008. Up until today, a board was non-existent for The Meadows HOA. At the 4/22/08 meeting, 24 home owners were present (list attached) and agreed that the purpose of the meeting was to elect a new board. Approximately 10 individuals volunteered, 7 of which are listed above. The group also discussed the intent to use a management company, Trenton Property Services, Inc. Finally, the home owners requested that the newly elected board members review the By Laws to ensure that the voting process was appropriate. The election of the newly appointed members was unanimous.

MOTION: Board Member Bob Windsor introduced the motion that the objectives of the April 22, 2008 meeting were clearly defined. Board Member Kelly Henneman seconded the Motion. Unanimously approved.

NEW BOARD MEMBER APPOINTMENT

Election of Officers

President – Charlie Winterling
Vice President – Terry Klima
Treasurer – Bob Windsor
Secretary – Kelly Henneman

In the absence of several newly elected board members, all present unanimously approved the above election.

MOTION: Treasurer Windsor introduced a motion for the newly elected officials to serve at least a one year term until November 2009. Additionally, the Annual Meeting will be held in November to ensure that all home owners have input into the Annual Budget. Board Member Yurek seconded the motion. Unanimously approved.

MOTION: Vice President Klima introduced a motion for the newly elected officials to agree that the By Laws supported the April 22, 2008 board member election. Specifically, the required Quorum of one tenth of the home owners was met. Additionally, the newly appointed board met within the 30 day requirement outlined in The Bylaws. Treasurer Windsor seconded the Motion. Unanimously approved.

Submission of Annual Budget / Collection of Dues

The board members also agreed that the Treasurer would submit the Annual Budget to Trenton Property Services (The Management Company) in December of each year, with the expectation that The Management Company would distribute to home owners in January.

Treasurer Windsor agreed to submit the HOA listing (dues and addresses) to The Management Company.

The Management Company's Role

The board members briefly discussed and agreed that The Management Company would be responsible for dealing with the financial management of our HOA as well as general management and legal issues. Examples could include but are not necessarily limited to investigating complains from association members.

The board unanimously agreed that at the April 22, 2008 meeting it was decided and agreed that Trenton Property Services, Inc. would be hired effective immediately.

COMMITTEES

Election Architectural Committee

Board Members Joan (and Tim) Sellers, Joe Yurek and Jessica Vicks volunteered to chair the committee. The new committee members agreed to hold the first meeting prior to May 20th.

Treasurer Windsor shared the following outstanding architectural related complaints with Board Member Yurek:

1. DePaola's trees need to be replaced.
2. 9716 Perry Farms Court – Grass needs to be cut. Board Member Sellers will speak with neighbor (Maxalea Landscaping) to request that he cut the lawn. Board Member Sellers would submit invoice for services to Treasurer Windsor

who will in turn investigate the next course of action via Maryland Department of Taxation & Assessments website.

3. Board Member Vicks, 10 Perry Manor Court, has a dead tree in front of her home that needs to be replaced.

Various board members recommended that the Architectural Committee members also consider tackling the uniformity of the neighborhood mailboxes. It was also recommended to solicit feedback from 3 absent board members and Gabe Purvience to determine if they would like to participate on this committee.

Board Member Yurek agreed to scan copies of the *Exterior Alteration Application*. Scanned copy will be emailed to Secretary Henneman who will distribute with Board Meeting Minutes.

Board Member Henneman agreed to start investigating the Speed Hump documentation previously received from Councilmen Gardenia's office.

Newsletter

The Board will confirm with home owner Cindy Davis that she will be the Newsletter chair. The board members recommended that the following key points be included in the next quarterly newsletter:

1. Volunteers for Other Committees (Social, etc.)
2. General *Do's & Don't's*
3. Request for email feedback from all homeowners (sent to Board Member Henneman: khenneman@umm.edu)

The Board also agreed that they would hand deliver the next newsletter to their neighbors.

Other Committees

Other committees that may warrant creation / consideration at an upcoming board meeting could include: Social Committee, Neighborhood Watch Committee, Speed Hump Committee, etc.

General Communication

President Winterling recommended talking to Gave Purvience to determine if we could use the Perry Hall Farms website to publish HOA news, upcoming meetings, events, etc.

Annual Perry Hall Farms Master Association Meeting

Thursday, May 22, 2008 at 7:00 p.m. Rosedale Federal Savings & Loan, Belair Road. All Board Members expressed interest in attending this upcoming meeting.

Next Board Meeting

Tuesday, May 20, 2008 at 7:00 p.m. at the home of Bob Windsor, 2 Farm Brook Court, Perry Hall, Maryland 21128.

Next Architectural Committee Meeting

To be determined, but prior to the May 20th Board Meeting.

ADJOURNMENT

MOTION: Treasurer Windsor introduced a motion to adjourn the April 29, 2008, Board meeting. Secretary Henneman seconded the motion. Unanimously approved.

The Board Meeting of The Meadows at Perry Hall Farms Home Owners Association adjourned at 8:45 p.m.

ATTEST:

I hereby attest that the above Minutes accurately reflect the April 29, 2008 Board Meeting of the Meadows at Perry Hall Farms Home Owners Association.

Kelly J. Henneman
Secretary, The Meadows at Perry Hall Farms HOA

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