



The Meadows at Perry Hall Farms Home Owners Association

Board Meeting Minutes

December 1, 2008

(No Board Meeting Held in November 2008)

Minutes taken for the Board Meeting held on December 1, 2008 at 6:45 p.m. at the home of Bob Windsor, 2 Farm Brook Court, Perry Hall, Maryland 21128.

CALL TO ORDER

President Winterling called the meeting to order at 6:52 p.m.

Attendance

Board Members:

Bob Windsor, Treasurer

Charlie Winterling, President

Jessica Vicks

Kelly Henneman, Secretary

Terry Klima, Vice President

Treasurer's Report:

Bob Windsor distributed the October 31, 2008 Treasurer's Report and copies of the October 2008 *Consolidated Statement of Cash Flows, Balance Sheet, Budget Comparison and Receivable Summary by Tenant* from The Management Company. Trenton property collected \$0 in past dues which still leaves a remaining balance of \$1,020.00 to be collected. The checkbook balance as of October 31, 2008 is \$692.76. The following fees were paid in October:

✓ Web Design Fees (from inception of website through current Month)	\$395.00
✓ Monthly Master Association Fees	515.00
✓ Monthly Management Company Fees	400.00

REVIEW OF 2009 HOA BUDGET / Discussion Points:

- 1) History regarding past changes to HOA dues:
 - a) Original dues in 2001 were \$168.00 annually
 - b) 2001 / 2002 - \$168.00
 - c) 2003 / 2004 - \$60.00
 - d) 2005 - 2008 - \$120

- 2) Changes to Annual Dues: In accordance with the HOA Bylaws a 10% increase to annual dues is allowed each year without the need for a vote by proxy. If the dues would have



increased 10% per year since inception of the HOA, they would be at approximately \$400.00 annually.

- 3) Results of October Semi-Annual Board Meeting: Homeowners present at the last meeting approved an increase to our dues of \$40 annually, which would bring the new annual dues amount to \$160.00.
- 4) 2009 Projected Budget Scenarios:
 - a) Scenario #1: Increase of 10% to Dues (\$120 to \$132):
 - i) Not a viable option since the December 2008 payment to the Master and Management Company would show a negative cash balance. This budget also has no funds reserved for any social activities or ground maintenance (i.e., tree replacement). This scenario would leave the tree replacement and other general area upkeep left with the homeowners.
 - b) Scenario #2: Increase to \$160:
 - i) Definitely a viable option, but not feasible at this point due to the need for a vote by proxy. The result of this proposed budget would leave approximately \$3,500 in available reserves. This scenario would have funds to cover ground maintenance and social activities.
 - **MOTION:** Jessica Vicks proposed that The Management Company mail the Projected 2009 Budget (Scenario #1). Additionally, it was recommended, in the same mailing, that notification be made to the homeowners requesting a public vote in February seeking approval to increase the annual dues to \$160. Seconded by President Winterling. Unanimously approved.
- 5) Architectural Chair Jessica Vicks presented a draft Schedule of Fines and Fine Schedule & Enforcement Policy. In accordance with the HOA Bylaws, this type of schedule only needs approval by the Board. All officers signed approving the schedule as final.

Social Committee Updates:

None at this time.

Traffic Committee Updates:

None at this time.



Newsletter Committee Updates:
None at this time.

Web Designer Updates:
None at this time.

Next Board Meeting

Tuesday, January 20, 2008 at 6:45 p.m. at the home of Bob Windsor, 2 Farm Brook Court, Perry Hall, Maryland 21128.

Special Community Meeting re: Increase to Annual Dues:

Tuesday, February 17, 2008 at 7:00 p.m. at the Rosedale Federal Savings & Loan, Belair Road, 2nd floor conference room.

ADJOURNMENT

- **MOTION:** Secretary Henneman introduced a motion to adjourn the December 1, 2008, Board meeting. Treasurer Windsor seconded the motion. Unanimously approved.

The Board Meeting of The Meadows at Perry Hall Farms Home Owners Association adjourned at 8:05 p.m.

ATTEST:

I hereby attest that the above Minutes accurately reflect the December 1, 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.