



**The Meadows at Perry Hall Farms Home Owners Association**

Board Meeting Minutes

February 9, 2009

(No Board Meeting Held in January 2009)

Minutes taken for the Board Meeting held on February 9, 2009 at 6:45 p.m. at the home of Bob Windsor, 2 Farm Brook Court, Perry Hall, Maryland 21128.

**CALL TO ORDER**

Secretary Henneman called the meeting to order at 6:53 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 January 31, 2009 Treasurer's Report and copies of the January 2009 *Consolidated Statement of Cash Flows, Balance Sheet, Budget Comparison and Receivable Summary by Tenant* from The Management Company. Trenton property collected \$6,732 (51 home owners paid on time) in CY2009 dues which still leaves a remaining balance of \$6,864 to be collected. The checkbook balance as of January 31, 2009 is \$4,856.42. The following fees were incurred in January (including past due December Master and Management Company Fees):

✓ Monthly Master Association Fees (Dec 2008 & Jan 2009)	\$1,030.00
✓ Postage	74.16
✓ Monthly Management Company Fees (Dec 2008 & Jan 2009)	800.00

Copies of tax returns were also distributed.

***General Updates:***

Vice President Terry Klima will complete the PHIA (Perry Hall Improvement Association) application so that our board can become a member. Annual dues of \$40 was unanimously approved by the Board.

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The Meadows HOA

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Board member Vicks to forward \$360 lawn service fees (from care related to vacant home in Summer 2008) to Management Company. Goal is for The Management Company to seek reimbursement to the HOA from the County.

***Architectural Update:***

Treasurer Windsor to contact Clipper Landscaping regarding the remaining trees that still need to be replaced as a result of last year’s planting.

The Board unanimously agreed to contact several local landscaping companies regarding fees related to tree care (i.e., normal trimming, etc.)

The Board unanimously agreed to contact neighborhood youth regarding interest in routine care of trees near Storm Water Management.

***Special Assessment Meeting Tuesday February 17, 2009 – Planning Discussion:***

1. Jessica Vicks will bring results of all votes received by proxy.
2. Vacant homes will be excluded from the “total” count.
3. Additional ballots will be brought to mee4ting
4. Copies of the Original Budget (Dues = \$132) and the Proposed Increase of \$30 will be available.
5. Summary of Dues History will be provided:

<u>Year</u>	<u>Dues</u>
1998	\$168.00
1999	168.00
2000	168.00
2001	168.00
2002	168.00
2003	60.00
2004	60.00
2005	120.00
2006	120.00
2007	120.00
2008	120.00
2009	132.00

6. Charlie Winterling will bring an Easel and Writing template.



7. Copies of January 2009 Treasurer's Report will be available.
8. Jessica Vicks will provide copies of the Late Fee Schedule.
9. Board members to discuss work done the past year as well as get feedback regarding new issues i.e., replacement of trees, ownership of storm management areas, late fee discussion.

***Social Committee Updates:***

None at this time.

***Traffic Committee Updates:***

None at this time.

***Newsletter Committee Updates:***

The following suggestions for next month's quarterly newsletter were made:

- ✓ "Spring is coming" – Reminders to clean gutters, lawn care, etc.
- ✓ Special Assessment Meeting – Results of Vote to increase annual dues
- ✓ Reminders to clean-up after walking your pets throughout the neighborhood
- ✓ Obtain feedback / interest to assist with seeking approval for community speed bumps

***Web Designer Updates:***

None at this time.

***Next Board Meeting***

Monday March 9, 2009 at 6:45 p.m. at the home of Bob Windsor, 2 Farm Brook Court, Perry Hall, Maryland 21128.

**\*Meeting Change Notice\***: The board unanimously agreed to move Board Meetings to the second Monday of each month starting in March 2009.

***Special Community Meeting re: Increase to Annual Dues:***

Tuesday, February 17, 2009 at 7:00 p.m. at the Rosedale Federal Savings & Loan, Belair Road, 2<sup>nd</sup> floor conference room.

***Special Master Association Board Meeting***

A special meeting was called on February 25, 2009 to vote on the new Master Association President. Two of our board members, Charlie Winterling and Jessica Vicks, plan on attending the aforementioned meeting.



## **ADJOURNMENT**

- **MOTION:** Secretary Henneman introduced a motion to adjourn the February 9, 2009, Board meeting. Treasurer Windsor seconded the motion. Unanimously approved.

The Board Meeting of The Meadows at Perry Hall Farms Home Owners Association adjourned at 7:59 p.m.

ATTEST:

I hereby attest that the above Minutes accurately reflect the February 9, 2009 Board Meeting of the Meadows at Perry Hall Farms Home Owners Association.

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

*Minutes approved on \_\_\_\_\_ by The Meadows at Perry Hall Farms Board of Directors.*