



The Meadows at Perry Hall Farms Home Owners Association
Board Meeting Minutes
September 24, 2008

Minutes taken for the Board Meeting held on September 24, 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 6:55 p.m.

Attendance

Board Members:

Bob Windsor, Treasurer
Charlie Winterling, President
Jessica Vicks
Joe Yurek
Kelly Henneman, Secretary
Terry Klima, Vice President

Motion: *Approval of August 19, 2008 Board Meeting minutes.*

Motion made by Kelly Henneman; seconded by Terry Klima. Passed by unanimous vote.

OLD BUSINESS

Treasurer's Report:

Bob Windsor distributed the August 31, 2008 Treasurer's Report and copies of the August 2008 *Consolidated Statement of Cash Flows, Balance Sheet, Budget Comparison and Receivable Summary by Tenant* from The Management Company. Trenton property collected \$1,260.00 in past dues which leaves a remaining balance of \$1,020.00 to be collected. The checkbook balance as of August 31, 2008 is \$3,349.61. AJ's Landscaping was paid \$360.00 for the 8 mowings that occurred over the summer to the vacant home within our community. This payment will be reflected in the September Treasurer's report.

Architectural Committee Updates:

1. Per Bob Windsor, the following issues are still outstanding and will need to be investigated further with Trenton Property Management Services:
 - Removal of property in violation of by-laws, i.e., shed. Can the HOA impose fines? What is the process? Is liability insurance required?



- **MOTION:** Treasurer Windsor will contact The Management Company regarding the two white commercial vans that are parked on Forge Acre Drive prior to 4800. Seconded by Vice President Klima. Unanimously approved

NEW BUSINESS

Architectural Committee Updates/Community Areas:

- **MOTION:** Architectural Chair Jessica Vicks presented a draft *Schedule of Fines and Fine Schedule & Enforcement Policy*. These drafts will be presented at the semi-annual board meeting scheduled for October 21, 2008. Seconded by President Winterling. Unanimously approved.

Social Committee Updates:

None at this time.

Traffic Committee Updates:

None at this time.

Newsletter Committee Updates:

- **MOTION:** Board Member Vicks presented the quarterly newsletter requesting approval so that distribution can be made to the community the first week of October. Treasurer Windsor seconded the motion. Unanimously approved.

Web Designer Updates:

None at this time.

Calendar Year 2009 Budget Planning:

Treasurer Windsor distributed a draft CY2009 Budget. All in attendance reviewed the budget in detail and made the following recommendations:

- Provide Actual data from CY2007 & Projected CY2008 (Based on September)
- Provide detail related to some of the significant expenses. For example:
 - Community Events: 4th of July Flags \$XXX
 - Tree Replacement: XX Trees Replaced (average per year??)
- Show two different scenarios with HOA fees remaining the same or changing slightly
- **MOTION:** Treasurer Windsor agreed to make the above changes and have copies available for discussion at the semi-annual board meeting. President Winterling seconded the motion. Unanimously approved.



Next Board Meeting: Semiannual Community Board Meeting

Tuesday, October 21, 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 September 24, 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 7:45 p.m.

ATTEST:

I hereby attest that the above Minutes accurately reflect the September 24, 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.