



The Meadows at Perry Hall Farms Home Owners Association

Board Meeting Minutes

March 9, 2009

(No Board Meeting Held in January 2009)

Minutes taken for the Board Meeting held on March 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 6:47 p.m.

Attendance

Board Members:

Bob Windsor, Treasurer

Charlie Winterling, President

Jessica Vicks

Kelly Henneman, Secretary

Terry Klima, Vice President

OPEN ITEMS:

Results of Special Voting Session held on February 17, 2009 – HOA Proposal 1010

On February 17, 2009, eleven homeowners in addition to the board members arrived at Rosedale Federal Savings & Loan to discuss Proposal 1010 (special one-time assessment to increase HOA dues this year). All homeowner's present did submit an official voting ballot.

The following issues were raised by the homeowners and will be discussed at a later date by the Board:

1. Re-evaluate current pricing related to tree replacement and care.
2. Re-evaluate replacing trees all together.
3. Re-evaluate use of Trenton Management Company.

The final tally of ballots received in the mail was as follows: 37 in favor of the increase, 19 against. Unfortunately, we were still 11 votes short of the required quorum so the vote is deemed invalid.



Treasurer's Report:

Bob Windsor distributed the February 28, 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 \$3,036 (23 home owners paid late) in CY2009 dues which still leaves a remaining balance of \$5,043 to be collected. The checkbook balance as of February 28, 2009 is \$6,977.42. The following fees were incurred in January (including past due December Master and Management Company Fees):

✓ Monthly Master Association Fees (Feb 2009)	\$ 515.00
✓ Postage	0.00
✓ Monthly Management Company Fees (Feb 2009)	400.00

Special Dues Assessment – Results of Vote:

The Board discussed the outcome of the vote and the concerns that were raised by the homeowners. It was suggested that with the current economy that now is probably not a good time to ask homeowner's to pay more dues.

- **MOTION:** Board Member Vicks recommended that we refrain from holding another vote and re-evaluate the need for a dues increase in the CY2010 Budget Year. Seconded by Secretary Henneman. Unanimously approved.
- **MOTION:** Board Member Henneman suggested that the Board obtain pricing related to other Management Companies. Due to concerns expressed by homeowners related to the current services provided by Trenton, the board should evaluate hiring another company and be prepared to terminate Trenton services within the next few weeks if unanimous agreement is obtained. Seconded by Treasurer Windsor. Unanimously approved.
- **MOTION:** Vice President Klima recommended that we refrain from terminating our relationship with Trenton until we obtain pricing and a retainer for legal related services. Board Member Vicks volunteered to contact several attorneys to obtain additional information. Seconded by President Winterling. Unanimously approved.

The Board also discussed that if a decision is made to terminate the contract with Trenton that we need to mail our letter by April 1, 2009.

Architectural Update:



None at this time.

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

Monday April 20, 2009 at 6:45 p.m. at the home of Bob Windsor, 2 Farm Brook Court, Perry Hall, Maryland 21128.

ADJOURNMENT

- **MOTION:** Secretary Henneman introduced a motion to adjourn the March 9, 2009, Board meeting. Board Member Vicks seconded the motion. Unanimously approved.

The Board Meeting of The Meadows at Perry Hall Farms Home Owners Association adjourned at 7:46 p.m.

ATTEST:

I hereby attest that the above Minutes accurately reflect the March 9, 2009 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.