**Orchard Knolls HOA Board Meeting Agenda**

**October 21, 2021**

**Board of Directors:**

President Jessica Olevsky

Vice President 1 Michelle Katon

Vice President 2 Jen Goodstein

Treasurer Don May

Secretary Steve Baumgartner

**Architectural Review Committee:**

Dave Goldstein

Paul Lumsden

Renee Joskow

David Becker

**Call To Order**:

Secretary Called Meeting to Order: 7:05 pm

Absent Board Members: none

Community Members:

Guests: Mark Fine, Maryland Homeowners Coalition

**Board Announcement:**

* Residents stay on mute during the video section until ask for comments nor to have side commentary; disruptive guests will be asked to leave the meeting.
* Elections completed last month – welcome new board members and their new roles.
* Board met with CCOC for clarity on financial records and Homeowner rights to see HOA documents. Homeowners are not to see personal records, ARC requests, contracts under review, outstanding dues by home. Homeowners can see signed contracts, outstanding dues total amount, approved minutes, approved financials, P&L and approved budget.
* The ARC is a separate body from the HOA Board and not subject to sharing requests or approvals. ARC holds meetings and gives feedback/updates to the Board at HOA meetings. If homeowner has ARC complaint, the homeowner directs request for info to the ARC. ARC can hold closed meetings to review individual requests.
* Mark Fine represents Maryland Housing Coalition

**Minutes review:**

Minutes from previous meeting reviewed and approved.

**Treasurers Report:**

* Missing docs from previous management service, re-creating reports
* Any homeowner unsure of their balance, call Maryland Housing Coalition to verify

**Architectural Review Committee:**

* David Goldstein –
* Committee will be reviewing/consolidating general guidelines
* Board votes to approve Kate Wernick and Andrew Sams to the ARC

**Social Committee Update:**

* Halloween trick or treating early followed by movie in the Citrus Grove Cul de sac (Hilfikers)
* Welcome baskets are delivering

**Beautification Update:**

* Updates to plants at the cul de sac on Pineapple Grove

**Community Landscaping update:**

* Spring prep fertilizer done
* Next projects – remove boxwoods, cut back shrubs around front sign, move granite bench from Pineapple Grove to Gooseberry
* mow down Bamboo growth in parkland
* repair fence by the playground
* Sprinkler heads fixed last month

**Maryland Housing Coalition update:**

* Set up new C3 Zooms to learn how to use it (mobile version is Town Square). New log in and passwords will get mailed out to homeowners.
* Neighborhood walkthrough on violations and bringing everyone into compliance

**Police Patrol Report:**

* The are observing no issues but homeowner reported car break in was reported on Citrus Grove.
* Reminder to lock your cars and not leave valuables within view.
* Slow down on Rt 28 – speed trap
* A car hit a high school student at the top of the neighborhood

**Old Business:**

* Streetlights in townhouses – Mark shared options with solar streetlights, free installation to HOA as Mo Co gives grants to the installer.
* Delayed - Bids - Retaining walls 2 received, waiting on Jenny at community
* Approve to repair/replace the retaining wall, adding a new wall surrounding the existing wall, remove 2 trees in the way in the common area, not to exceed $40,000
* Bids - Paving/surfacing TH parking lot are $100k to $140k – push to Spring

**New Business:**

* Sharma’s memorial on Sunday
* Board emails – each board member please reach out to Mark Fine to set up your appointment to get set up.
* Homeowner called Maryland transportation will do speed enforcement cameras on Rt 28 right out of our neighborhood and are evaluating the traffic pattern

**Questions & Answers (2 min per home):**

**Executive meeting:**

**Next meeting:**

September 16th at 7pm – regular board meeting

**Adjourned:**

 Meeting adjourned at 9.15pm

**--- End ---**