**Orchard Knolls HOA Board Meeting Agenda**

**February 17, 2022**

**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, Chairperson

Renee Joskow

David Becker

Kate Wernick

Andrew Sams

Cade Willis Williams

**Maryland Housing Coalition**

Mark Fine

**Call To Order**:

Secretary Called Meeting to Order: 7:12pm

Absent Board Members: all present

Community Members:

**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.

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 directly requests for info to the ARC. ARC can hold closed meetings to review individual requests.

**Minutes review:**

Minutes approved for January 2022 and posted to website.

**Treasurers Report:**

As of 1/31/2022, we have $372,461. = $96,157.76 in operating account, $276,341 in total reserves accounts. Liabilities/account payables are $9407

HOA Dues receivables $27,543.

Budget for 2022 remains the same as 2021. In 2022 no increase in dues over 2021 dues amount.

Finance committee meet to review accounts due and will report back

**Architectural Review Committee:**

David Goldstein – no approvals this month to date

**Social Committee** – Christine, Jena & Jamie –National Night Out – first Tuesday in August – county will parade with firetrucks and local politicians (Town Watch from Pennsylvania) and local police contact

**Beautification Committee –** Jill Purdy will lead a Creek Clean Up group in the Spring; Mark will get trash pick-up help and Jen G can get students for SSL hours.

**Security –** nothing suspicious, Blue Audi parked on Cherry Blossom firelane by townhouse

**Old Business:**

Retaining Wall in Townhouses - waiting on spring weather

Lights in Townhouses - waiting on Pepco to install new panel. The damaged post is back ordered.

Snow contractor – Community Landscaping – will not start plowing until 2 inches of snow has fallen. If a strong storm is forecasted then Cherry Blossom will be treated prior to the storm starting. They do not do sidewalks.

Traffic – don't turn left out of the neighborhood

Illegal fence in townhouses removed- gravel still to be removed.

**New Business:**

Newsletter Quarterly to update neighbors

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

Leslie – thank you for the board’s work.

Pat – thank you to Jen for help with lights

**Next meeting:**

March 17, 2022

**Adjourned:**

Meeting adjourned at 7:47pm

**--- End ---**