**Orchard Knolls HOA Board Meeting Agenda**

**April 21, 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:

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 February 2022

**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 –

**Social Committee** – Christine, Jena & Jamie – Food Truck on Sunday night, April 24th. We have $500 matching grant from MoCo.

**Beautification Committee –** Spring Creek Clean Up on Sunday, April 24th, 9am to Noon, start at the cul de sac on Citrus Grove; Mark will get trash pick-up help and Jen G can get students for SSL hours.

**Security –** all fine

**Old Business:**

C3 and Town Square set up -

Retaining Wall in Townhouses - waiting on spring weather

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

Traffic – don't turn left out of the neighborhood. Md DOT has been contacted to

**New Business:**

Newsletter Quarterly to update neighbors.

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

**Next meeting:**

May 19, 2022 at 7pm

**Adjourned:**

 Meeting adjourned at 7:

**--- End ---**