

Orchard Knolls HOA Board Meeting Agenda

August 18, 2022

Board of Directors:

President Jessica Olevisky
Vice President 1 Michelle Katon
Vice President 2 Jen Goodstein
Treasurer Don May
Secretary Steve Baumgartner

Architectural Review Committee:

Dave Goldstein, Chairperson
Paul Lumsden
Renee Joskow
David Becker
Kate Wernick
Andrew Sams
Cade Willis Williams

Maryland Housing Coalition

Mark Fine

Call To Order:

Secretary Called Meeting to Order: 7:07pm
Absent Board Members: Don May, Steve Baumgartner
Community Members: 4

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 June 2022 and posted to website.

Secretary's Report/Communication:

Newsletter Quarterly to update neighbors will go through TownSq in future!

Treasurers Report:

As of

Operating Account \$

Reserve Account \$

Liabilities/account payables are \$

HOA Dues receivables \$

Architectural Review Committee:

David Goldstein – one homeowner looking into solar panels.

Social Committee – no update

Beautification Committee – no update

Security –

Don't turn left out of the neighborhood!

No issues from security detail.

Old Business:

Retaining Wall in TH – completed!

Retaining Wall by monument sign – completed!

Lights in Townhouses – Pepco final approval and payment made for our part, work is scheduled for next week (June 22-ish).

TownSq/C3 set up – setting up accounts for homeowners. We need everyone to sign up this week so we can turn on the bill payment features.

Irrigation repair – Community Landscaping completed!

Downed Trees from park on private property – removed and cleared by Lee's Tree Service

Landscaping Violations in TH – letters sent to homeowners

1. TH with fence coming down
2. TH with weeds

New Business:

Executive Meeting was held on July 18, 2022 to discuss HOA management contract with MHC and other bids. The decision was made to hire Metropolis Management who will start on Oct 1, 2022. Metropolis will continue using Town Square.

Next quarterly payment for townhouses is due Oct 1st.

Community Landscape – question about cutting the grass in front of Townhouses.

The hill between our TH and the condos. Request walkthrough to identify work needed.

Questions & Answers (2 min per home):

Maria Siravo- gentleman looking for Cat – john steffen. Suggested to use Facebook.

Next meeting:

Tuesday, October 25, 2022 (Budget meeting)

Adjourned:

Meeting adjourned at 7:23pm

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