

Orchard Knolls HOA Board Meeting Agenda

June 16, 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
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 April 2022 and posted to website.

Secretary's Report/Communication:

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

Treasurers Report:

As of 5/31/2022:

Operating Account \$360679.18

Reserve Account \$134297.85 + \$142006.16 = \$ 636936.18

Architectural Review Committee:

David Goldstein – ARC approved 2 decks and 2 painting

Social Committee –

Great job on food truck events in April and May!

Beautification Committee – Spring park clean up was super successful!

Security –

Don't turn left out of the neighborhood!

Minor issues w/ parking in TH.

Old Business:

Retaining Wall in TH – moving forward

Retaining Wall by monument sign – moving forward

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 – moving forward quickly! Look for email in 10 days to set up accounts.

Irrigation repair – CLS repaired the leaks up in the storage shed \$1700.

Downed Trees on path – removed and cleared by Lee's Tree Service \$600

Landscaping Violations in TH –

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

Mosquito Spray – repellent isn't long lasting around tot lot, spray your body instead

New Business:

Survey homeowners for new use of the smaller tot lot

Questions & Answers (2 min per home):

Ray – asked about mosquito spraying in the park/path areas and trash/debris around 15670 Cherry Blossom Ln.

Fabiola – Trees – between the street and cement sidewalk usually belong to MoCo County, call 311 if you need trimming.

Homeowners in townhouses and detached houses must care for grass and snow removal on sidewalks and driveways.

Next meeting:

Thursday, July 21, 2022

Adjourned:

Meeting adjourned at 7:45pm

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