

## Annual & Board of Directors Meeting

**Date:** Wednesday, January 10, 2024

**Location:** Community Clubhouse

**Officers:**  
President: Kea Parker (KP)  
Vice President: Angela Kelesoglou (AK)  
Treasurer: Tiera Sharpe (TS)

**Harford Property Services:** Martin Cifone (MC)

**Owners in attendance:** See sign in sheet

**Meeting called to order:** At 6:30 by KP

### Quorum:

- Annual Quorum was not met so a Board Meeting took place

### Approved Prior Meeting Minutes from November 8, 2023:

- KP Motioned to approve the meeting minutes as written, AK seconded the motion and it passed with unanimous support.

### Board Update

- AK recapped 2023 and updated those in attendance on the plans for 2024 (see attachment).
- AK shared the 2024 Events Calendar (see attachment).
- KP reviewed the crime statistics for the Community and the surrounding areas.
- KP asked if anyone would volunteer to be on the Board of Directors. A homeowner (Luke) stated he would be interested. KP spoke with him later.

### Open Floor:

- A homeowner provided the background for dumpster trash collection. KP stated she has handed this off to the Management Company to follow up since two departments for the County are at odds with their direction concerning the use and placement of dumpsters.
- KP updated the homeowners on the new cleaning company.

- A homeowner asked what the plan is for Electric Car Chargers stating the requirement for the state is in a few years. MC researched the requirement and found the state mandated all new cars sold in 2035 to be electric.
- A homeowner asked about the parking policy. Kea responded that we will be discussing that Policy, but we have 2 Policies that we will be signing tonight for Trash and Dryer Vents that will be available in the Portal by 1/12/2024. (see attachments).
- A homeowner stated the Reserve Study called for an increase in Assessments for 2025. KP agreed and stated the Board was aware of this and continues to plan making repairs and replacements in an organized and fiscally responsible manner.
- A homeowner asked about the trash policy. KP explained the current trash collection policy for placing trash out for collection and when the current scheduled collections days are for trash and recycling.
- A homeowner made a statement about fines for violating the trash policy.
- A homeowner complained about pet waste. KP addressed this.
- A homeowner stated he is waiting for a handicapped space to be removed. KP updated this concern.
- A homeowner stated the tow company in the past did the parking lot painting. AK will check into this.

**Next Meeting Date: 3/13/24**

**With no more business to conduct, KP motioned to adjourn the meeting at 7:43 pm. AK seconded the motion and the motion carried with unanimous support.**

**Meeting Minutes prepared by MC**