

Board Meeting

Date: Wednesday, May 14, 2025

Location: In Person

Meeting: Board Meeting

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

Harford Property Services: Martin Cifone (MC) & Julianna Nally (JN)

Owners in attendance: Please see sign-in sheet.

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

Quorum:

- Quorum established with those in attendance. Quorum was met.

Review of prior Board Meeting Minutes:

- KP motioned to accept the prior Board Meeting Minutes from March 13, 2025, AK seconded the motion, and it passed with unanimous support.

Board Member/Committee Items

- AK stated no one should be messaging or emailing the Board Members directly on their personal devices or personal email addresses
- Dryer Vent Cleaning Done except 4
 - KP stated that the dryer vents were finally completed on Friday
 - KP stated the fee will be \$50
 - KP Stated the Association will no longer pay for the dryer vent cleaning

Open Floor Resident Forum:

- Homeowner asked if they have to sign up for the pool passes yearly – KP stated that the pool passes are ran by the townhomes and that they state that you do have to sign up for it yearly
- Homeowner stated that she has been calling to report rodents in the hallways 21855 Locomotive – MC stated that he sent this to both the cleaners and pest control and he will resend it

- Homeowner asked where in the bylaws is the info regarding late fees – KP stated she will need to look
- Homeowner asked when it was stated that the fees were going to increase by \$100 – KP stated that in the November 2023 meeting the Board decided to not raise the dues until the balconies were completed, a letter went out stating the 2025 budget will be increasing
- Homeowner stated that his balcony has a piece of wood that wasn't stained
- Homeowner stated that the tree and bushes need to be trimmed in front of 21855 railway
- KP stated that power washing of the breezeways will be taking place soon – MC followed up via email
- Homeowner stated that the siding needs to be repaired or replaced at 21880 Railway 303 – MC sent this
- KP stated that trash only gets picked up 6:30 am Tuesday and Friday so if you place it out before that time, you will get a violation
- There is a tree that needs to be trimmed behind 21855 Railway
- Homeowner stated that the outlets on her balcony don't work since they were redone
- There are 2 mint plants that are on Elkins and Caboose
- Homeowner stated there's a lot of activity on the corner of Elkins and Caboose

With no more business to conduct, KP motioned to adjourn the meeting at 7:53 pm. TS seconded the motion, and the motion carried with unanimous support. Meeting Minutes prepared by JN.