

Crestwood Village Board of Trustees Meeting Minutes

April 26, 2022

These unofficial minutes have not been approved by the Board of Trustees and are provided strictly as a courtesy to our community.

Attendance: Doug Dawson, John Kendall, Doris Vierbuchen, Therese Oseneek, Jeff Baggett, Tina Parrish and Paula Blundell. Crestwood Office Staff in attendance: Julie Lancaster Property Manager. Absent: Shirley Davis Assistant Property Manager.

Call to Order: Board president Doug Dawson called to order the regular meeting of the Crestwood Village BOT at 9:30 a.m.

Approval of Previous Minutes: John moved to approve the March BOT meeting minutes. Jeff seconded the motion and the motion carried.

Financial Report: Doris reviewed the financials. Tom Clagett (Clagett Management) recommended obtaining Federal securities which will be discussed by the next seated BOT in July. A recommendation is to obtain a bank card and eliminate the credit cards currently used by management.

Delinquencies: Management provided copies of letters that have been sent to residents who have delinquent accounts. Two of the accounts have been paid in full and are no longer delinquent. Any account that is delinquent beginning May 1st will be sent to our attorney. Homeowners whose accounts are delinquent are not allowed to vote.

Old Business:

Kitchen Countertops – The new countertops will be installed by Topline on May 9th.

Treadmill Repair – Jeff made a motion to repair the inoperative Landis treadmill for \$1179. John seconded the motion and the motion passed.

Pool wristbands – Wristbands will be worn by residents and guests for quick identification of authorized users.

New Business

- **Agreement with Crestwood Manor (Hogan Property) developer** – Paula moved that the proposed agreement with Osprey Properties and Frederick County (Deed of Easement) be approved for execution. John seconded the motion. The motion was approved with Doris abstaining. The proposed agreement has been posted on the website and emailed questions from Homeowners have been responded to.

- **Comparative Budget** – Doris briefed the some details of the comparative budget.
- **Proposed ARC guideline regarding electric vehicle charging stations** – The ARC submitted a proposed guideline regarding electric vehicle charging stations to Section IV of the ARC Guidelines. Section IV guidelines require submission of applications for ARC review. The guideline requires installation of a charging station by a licensed electrician. Location of the charging station will be dependent on the model of the home. Paula made a motion to approve the proposed guideline with a second by Tina. The motion unanimously carried.
- **Refund from Legal Counsel** – A request has been sent to refund the remaining balance of \$680.00 not used for legal advice concerning House Bill (HB) 322. The refund will be sent to Crestwood Village HOA.

Board Comments: None

Management Comments: None

Homeowner's Questions & Answers – A Homeowner asked about HB 322. A Homeowner expressed concern about too many dandelions. A Homeowner expressed a concern about a common area with numerous weeds. A Homeowner complained that the interval between the April 12 and April 25 mowings was too great in her opinion.

Adjournment Paula moved to adjourn the meeting at 10:25 a.m. with a closed session to follow. John seconded the motion. The motion unanimously carried.

Minutes of Closed Board Meeting

Purpose: To discuss potential employment of a specific candidate to fill the position of part time maintenance person. This meeting was held in accordance with the Maryland Homeowners Association Act, Section 11B-111(4)(i).

All Trustees were in attendance along with our Property Manager.

The meeting was convened at 10:35 a.m. in the “double room” and quorum was certified. The decision was made that the candidate being considered was not qualified. After appropriate motions and voting, the meeting adjourned at 10:50 a.m.

Respectfully submitted by Paula Blundell, Secretary