

Marling Farms Community Association Inc

General Community Meeting

June 26, 2024

Minutes

Call to Order: 6:35 by President Kevin Moore

Attendees: Board: Kevin Moore (President), Denise Reilly (Treasurer), Alyssa Decker (Secretary)

Members at Large: Kim Euler, Steve Ripkin, Tricia Wilson, Bobby Stern, John Blamphin, Zach Finnical

Denise & Donald Mariner, Joanne & B.M. Anderson, Dale Huffman, Donna & Michael Denski, Pete & Lisa Packer, Craig & Cindy Duncan, Pat Clemm, Jason & Kim Perillo, Lesli LaTorre, Jim Ellison, Joyce & Dave No Last Name, Felicia & Charles Fouter, Mary Gast, Mary Schmitt, Joy Good, JoAnn Woodward, Sally & John Prascus, Margo & Lynn Cook, Ward & Karen Griffith, Bob Brandenburger, John Moser, Doug Rowan, Kate Carr, Ted Rutledge

1. Approval of Minutes from General Meeting – November 15, 2024. Reading of the minutes waived.

One change – Shawn Allen and John Blamphin were nominated as members at large in absentee. Needed to be notified of nomination.

2. Introduction of Board Members and Members at Large elected at November 15, 2023 meeting.

3. Reserve Study Milestones Discussed – Kevin went over the various dates for reserve study/ Many questions were posed, with many of the answers being deferred until later in the meeting.

4. Questions to the Sheriff – questions were posed about crime in our neighborhood, speeding, and reserve study enforcement.

5. Treasurer's Report – Denise reviewed the operating expenses, comments on percentage of homes paying their dues. Our fiscal year is June 1 – May 31; the slide does not reflect the correct dates to properly track the budget.

Kevin prepared a “test-run” slide that shows a projected budget for June 1, 2024 – May 31, 2025. Members questioned the number for reserve fund/donations. The hope is we will be better able to track our operating budget by not using the barter method.

6. Committee Reports

Social Events – Alyssa

- Alyssa thanks all members who attended and assisted at the community picnic.
- Members should call/email if they want to volunteer for any events.
- Christmas Parade will now be a sanctioned community event.

Communications – Tricia

- Community members question where most reliable information regarding community news/events. Tricia advises all platforms have current and up-to-date information. Emails are also sent. Tricia advises how to be added to emails.
- Questions regarding newsletter – not yet received by many members. Denise advises they should arrive in the next week or so.

Repair and Maintenance – Kevin presents on behalf of Shawn

- “Workdays” were mentioned; need to assess repairs needed and reserve study tasks that can be completed by community volunteers.
- Bobby Stern advises older picnic tables at beach 3 should be inspected.

Bylaws (from Francien’s PP Slide)

- The Marling Farms Bylaws are under revision to deal with new policies and practices, as well as sections of our 1952 Covenants that are simply outdated or unenforceable.
- We expect to have a version for you to review prior to, then debate and adopt at the upcoming November meeting.

7. Old Business

Mosquito Spraying:

Residents can have their property bypassed (sprayers off) by filing the appropriate exemption Form available on the MDA website. MFCA does not process this request. It must go directly from you to the MDA address provided on the form.

If the Community wishes to reconsider its mosquito policy for the Summer 2025 mosquito season, this item should be put on the agenda for the November 2024 general meeting. We have already processed payment for this season.

Outstanding Dues Collection :

Kevin presents his research on whether Marling Farms Community Association, Inc. is an HOA or a Community Association. “Community Association” includes Homeowners Associations and Condo Associations. Marling Farms Community Association, Inc. is an HOA and has been since 1952.

- Marling Farms Community Association, Inc. is “the Company” referenced in our covenants.
- The community (MFCA) owns the ballfields and beaches per a 1982 deed from Ewing & Foster, Inc.

Presents benefits of paying dues. Brief presentation of his document “Obligation of Dues”, which goes into deep details of each section of Marling Farms. Kevin and Alyssa drafted a pleasantly toned “Notice of Past Dues” letter that will soon be distributed to residents with excessive past due amounts; the letter refers to the “Obligation of Dues” document that is available on the Marling Farms website.

8. New Business

EasyHOA:

New software tool we are utilizing for our residents. Formal presentation was skipped to allow time to review the reserve study and special assessment.

Marling Farms Cares:

Program we will be initiating to help out our residents. Did not go into much detail to allow more time to review the reserve study and special assessment. There will be an application with required documentation

to ensure our program benefits the residents who truly cannot afford dues or the assessment fee. Kevin covered the logistics of program; Alyssa promised more detail to come.

Reserve Study and Special Assessment:

Kevin presents on the reserve study as best he can with the continuous interruptions of his presentation.

- The difference between the operating account and reserve fund.
- Deferred maintenance and the need to save for scheduled repairs/replacements.
- Review of the component list – i.e. the list of common elements the reserve study assessed.
- Review of the Annotated Code of Maryland - Real Property Article Title 11B. – Maryland Homeowners Association Act.

Unfortunately, the room was unruly, and Kevin was unable to get through all the points of his presentation. Many residents are concerned with why the board moved forward with the study, despite the November meeting that explained the law and our delayed compliance.

9. Door Prize Drawing

10. Adjournment: 8:53 pm