

Meeting called to order at 6:00 pm by Ron O'Malley

Introductions: John, Ron, Nick, Chris, Frankie Riffle, Sarah Peddicord, Patrick, Karen, Sonal, Damon Dockins

Approval of minutes' motion made and passed

Reports:

Ron

Single story home not willing to close this yet, I have to find out if the interior walls count as square footage or not. If you put everything exterior it is 1663 I don't know if it is worth contacting a lawyer about or just allow them.

Nick did we ever get a concurrence if the covenants mandate for total foot print area or for interior living space? If it even worth it going down this rabbit hole? Along with what our covenants say it passes. That is the basic model? So it is basically at the envelope anyway you cut it (Patrick) if you take out the interior walls, you might be at or just below. I'm with Nick, (Chris) what are our options for getting a lawyer and finding a lawyer that does not recuse himself. Ron, I say it is not worth persuing. Where do we cut the line? Patrick between you and me I think we have put them on notice that we are watching. Can we do something (for the record I am asking Patrick) can we do something that we don't see a 1,500 sq foot house on a ½ acre lot? Patrick, the problem we can ask them cettinallly I have a fairly good repore with the realtor. We can certainly tell them that we want to know of any new models. I can write a letter or ron can you run into problems, telling people what lot they can put what house on. Especially since all of the houses meet the requirements of the Cc&R's.

I was talking to the realtor and she was talking about possible lot premiums for the lots. Some of the parcels are larger. I thought she was talking about phase 5. The next phase they are talking about Blanchard Court.

They have not heard anything from the developer about the townhomes.

Motion to close house deisgn. Approved and passed

I have called QBH about the fence, and have no returned phone calls. Sonal I have been talking to steve at qbh, I can ask him. We can ask the homeowners to take down the fence if they don't want it.

Talked to the developer about the control of Colby, they are willing to turn it over to us right now. However, they still have 2 lots that they own. They have insurance in case the lots are damaged. Their insurance covers it. Can we get insurance on it? If we wait how long are we going to wait? The mailboxes are a big issue. Do they have a timeline for moving the model home? It looks like the end of this year or the first of next year. We cannot do anything to the mailboxes until spring anyway.

Patrick made a motion to table the mailboxes to June to move them. Can we reevaluate to April.  
Motion moved and carried.

Insurance for ponds. John will contact them tomorrow. I am in the process of getting our insurance.  
John will ask about insurance for damage to the ponds.

Conservation Area (ron to cover next mtg).

VP's report: Land erosion next to tot lot. It is right back up to the tot lot; it has not encroached to the fence. It does not have to reach the fence. It is right at his fence post. We need to get back there and take good photos from down inside.

Secretaries report: all HOA dues were mailed. Tot Lot light, they were out and marking everything.

Treasurer Report: is already out of date, 12,000 received in dues. Daily bank runs. A couple people have paid past due amounts. We are doing a heck of a lot better this year than last year. Quick book, has not been updating accounts receivables. I am going through the overdue accounts to see if Payments have not posted. Last year we assigned late fees on Feb 2. My March 15<sup>th</sup> anything that is late will be assigned late fees. That is a bylaws adjustment. Collections are there any sensibilities when we send to collections? It has to be 150.00 we discussed March 1<sup>st</sup> at the general meeting that anything that was not paid it would go to collections. MD state law says that the debtor pays the collection fee, court costs, any costs associated with the collections are paid by the debtor.

Feb 1<sup>st</sup> a letter will go to the past due accounts saying pay by March 1<sup>st</sup> or it will go to collections. We file a tax exempt claim which almost lapsed last year. The N900 is due every November.

ARC report: Speed bumps. Nothing can be done until Spring. 44 violations. Most were trashcan's. Found a boat and trailer, we will hear about this one. It is in the backyard with gate open.

Sonal: Mailboxes. In the spring will get all of the mailboxes repainted, and we will stencil do not post anything on the mailboxes. We can put bulletin boards besides that. More to come on that

New Business:

John: Big thing is the conservation area, we thought about cutting it but we can't. The area behind Tenby and Colby half during construction is still pines. The area is unsightly, is this area marked? It is qbh the story behind it is that it was going to be a tot lot, the phase 1 residents petitioned because there is not access to it without going through people's yards. We want to get up there and cut it because? It is our land, the neighborhood kids play there. Mr. Freitag, cuts and maintains the area behind it. One half is maintained the other is not. They were going to develop on it and it fell through. Do we want to ask the neighbor's around there if they want a playground for bigger kids? Can we do twice annual or every quarter? Are we 100% sure it is HOA property. Has it been turned over to the county?

Ron: going to call and find out about the lot.

Nick: Easter Egg hunt. The last one we did was 2 years ago. We had a bbq in the common lot, Easter egg hunt in the woodsy area for the bigger kids, and in the tot lot for the little kids. Do we have an Easter bunny suit? Yes, it is in storage. I want to make sure that everyone is on board with the scope. We voted for March 19<sup>th</sup>, we are going to need people to help with the eggs, and the prep the day of.

Sonal: Md open meetings law has changed, they have made some changes to the act. I am going to find the link and send to everyone. Take the training by next meeting and give all of your certificates to Karen so we can make sure we are following the law.

Motion to go to executive session. All in favor say Aye, we will let you know when we are done.

HOA Resale Package: Md Homeowner's Association law 11b: In that law, we are required a resale certificate form. This is the form that needs to be filled out. We are also required to provide, the ARC control guidelines, the bylaws and the CC&R's. We are allowed to charge; the seller pays it. We should charge for our time, our ink, our printing. Before we can start mandating it we have to go into the bylaws to amend we are required by state law. We need to set the process up and have it approved. We need to send a letter to the title companies saying we are now charging a \$100.00 fee for this. Letter needs to say name, address and email.

Forward HOA letter to Ron. Financials should be included in the package.

Meeting adjourned at 7:30 pm