

Pembroke Home Owners Association
Regular Board Meeting Minutes
August 15, 2016 | Lexington Park Library

1. CALL TO ORDER

The meeting was called to order by Vice President, John Carmonne at 6:04 p.m. A quorum of directors was established.

Directors present:

John Carmonne	Vice President
Karen MacRae	Secretary
Chris Steingrube	Treasurer
Patrick MacRae	ARC Chairman

Residents attending: Sarah Petticord

2. SECRETARY'S REPORT

Karen MacRae presented the minutes from the July 18, 2016 Board of Directors meeting. A motion was made by ARC Chairman to approve the minutes. Seconded, carried unanimously.

3. TREASURER'S REPORT

The financial report for July 18, 2016, 2016 was presented by Treasurer, Chris Steingrube. The report was accepted by President, Ron O'Malley. Vote to approve, Motion made by the Vice-President, to approve the Treasurer's report. Seconded, carried unanimously.

4. COMMITTEE REPORTS

Social – Next function is a car show and chili cook off November 12th. More details to come as we get closer to the date.

5. OLD BUSINESS

Playground Equipment and Signs

The playground equipment has been ordered.

Tot Lot Erosion – No movement

Mailboxes and Bulletin Boards. Mailboxes have been repainted and new numbers put on each box. Bulletin Boards, Chris will send pdf's to board members to decide what bulletin boards to get.

Conservation Area (Snakeville) at Entrance of Community. After discussion a motion was made by ARC Chair to contact our attorney regarding purchasing the area.

Access Issue to the common Area. A email has been sent to the resident who says he will only take it down temporarily for utility crews to access the area. He states he has an approved ARC Request and has been asked to submit a copy of it to the board.

Summer/Fall newsletter will be mailed out in the next week

6. NEW BUSINESS

Bylaws and ARC Control Guidelines have not been filed with the State.

Sarah Peddicord a resident stated that the board was not in compliance with the State of Maryland Homeowner's Association act with filing the documents with the Clerk of the court. Two options were suggested.

1. Go back to the original documents and have homeowner's vote on them at the Annual Meeting in October
2. The board could vote to approve the documents again and have them filed with the Clerk of the Court.

After a discussion a motion was made by the Treasurer to approve the documents and pay the filing fees and put the documents into the repository. Seconded and motion passed unanimously.

Nominating Committee, the board is required to have a nominating committee, the Vice President has agreed to take on that task.

EXECUTIVE SESSION SUMMARY

The Board met in Executive Session August 15, 2016 at 7:10 pm and took the following action:

1. One Fine for Continued Violation
2. Rejection of a ARC Application for a plastic molded shed
3. A discussion was held about rescinding all of the boat storage approvals.

NEXT MEETING

The next regular board meeting The Pembroke Home Owners Association will be on September 19, 2016 at 6:00 p.m. at the Library.

7. ADJOURN

A motion was made by the Treasurer to adjourn the meeting at 7:45 p.m. Seconded, carried unanimously.

Approved: Karen MacRae, Secretary
Pembroke Homeowners Association