

Minutes from SHNA Annual Meeting

- The annual meeting was held on 10/27/2024 from 2 to 4pm at Ridgely's Run. There were 19 people in attendance, including Board members present or remotely attending.
- Old Business
 - Cluster box replacement was a welcomed improvement; cost was \$23,993.52. Paid for in its entirety from our Reserve funds, leaving a balance of \$16,883.64.
 - Mentioned 10/20/2023 Reserve Study we were required by MD law to have conducted.
 - Facebook activity was another well-received addition this year.
 - Pond conversion to a real wet land has been delayed due to various county coordination obstacles.
- Budget Discussion [screenshot on page 2]
 - There was considerable discussion about our budget such as what exactly does our management company do for the roughly \$5K/year.
 - Current contract is for *financial* only (monthly income and expense reports, invoice tracking, interface with lawyer for homeowners who owe dues, payment of insurance, etc.)
 - Questions about high landscaping costs to mow common areas such as the difficult hill on Good Harvest. Jamal offered to submit an estimate for his company's services.
 - Should we consider contract additions for *non-financial* services from Tidewater – for example, attending our meetings?
 - **ACTION (Ken):** Need to share the Tidewater contract and addendum on website.
 - **ACTION (Erin):** Need general description of each of the budget line items.
- Receivership
 - Kym explained how MD laws for HOA require there to be a full, functioning board.
 - If that is not maintained, then an HOA can go into receivership which means lawyers will handle all financial and non-financial matters. This will be extremely expensive to homeowners, likely thousands of dollars each per year.
 - Lawyers won't be obligated to do what homeowners want and they have no vested interest in our community.
- Election of New Board – see below
 - Stepping down: Ken Sall (secretary & website) and Kymberli Ferguson (member-at-large)
 - Volunteers for each position were unopposed, with 3 volunteers for member-at-large.
- New Website and Facebook page
 - A new website will be launched on or about 12/10/2024; this was done mainly to make it easier to make updates using more intuitive software. The URL will remain as it is: <https://oursignalhill.com>
 - The Facebook page remains as it is.
- New Business
 - Need to reform architectural committee, perhaps use online form. Can introduce fines for non-compliance if we pay for additional legal services.
 - More meetings will be planned – quarterly, dates TBD.

- Packet of info for new homeowners – paint colors, trash days, events, website & Facebook links, community info (see website), management company, etc. [Note that most of this info is on our website.]
- New Board:
 - President - Noah Freeman
 - Vice President - Jamal Francis
 - Secretary - Ashley Ayala
 - Treasurer - Erin Carrick
- Members-at-Large:
 - Jamie Love
 - Ricardo Martinez
 - Eileen Harlee

2	Signal Hill Neighborhood Association, Inc.				
3	Account	Description	2024 Budget	2024 Actual	2025 Budget
4	Operating Accounts				
5	Income Accounts				
6	Income				
7	40-41000-00	Association Fees	\$13,680.00	\$13,680.00	\$14,820.00
8	40-44200-00	Legal Fee Income	\$0.00	\$190.00	\$0.00
9	Income Accounts Total		\$13,680.00	\$13,870.00	\$14,820.00
10					
11	Expense Accounts				
12	Administrative				
13	50-50300-00	Legal	\$0.00	\$235.00	\$300.00
14	50-50350-00	Tax Return/Audit	\$575.00	\$675.00	\$675.00
15	50-51050-00	Management Fee	\$4,944.00	\$3,696.00	\$5,092.32
16	50-51150-00	Office Expense	\$300.00	\$180.53	\$200.68
17	50-51200-00	Miscellaneous Administrative Expense	\$0.00	\$120.00	\$120.00
18	50-51400-00	Website	\$250.00	\$599.95	\$250.00
19	50-52450-00	Petty Cash Expense	\$150.00	\$0.00	\$249.90
20	Grounds				
21	60-60400-00	Landscape Contract	\$5,000.00	\$0.00	\$0.00
22	60-60412-00	Lawn Maint & Landscaping	\$0.00	\$4,400.00	\$4,900.00
23	Insurance & Tax				
24	80-80000-00	Insurance Package	\$1,850.00	\$2,034.00	\$2,200.00
25	Reserve Contributions				
26	97-97000-00	Reserve Contribution	\$795.00	\$463.75	\$832.10
27	Expense Accounts Total		\$13,864.00	\$12,404.23	\$14,820.00
28	Operating Accounts Net		-\$184.00	\$1,465.77	\$0.00
29					
30		\$195 assessment per unit annually			
31					