

Ellicott Mills Condominium Association Board Meeting Minutes

21 January 2020

Attendance

Rich Marriott
Joe Strassner
John Sheehy

Bill Robinson
Marlene Criste

A motion was made to approve the November minutes and approved by all of the Board members.

- Budget – The current plan calls for the budget to be presented to the residents tomorrow. FREM mailed a meeting announcement and proposed budget.
- Uncommitted funds for 2019. Met with Joe. Less than \$1K in budget. There is, however, additional funds that are not budgeted.
- Landscaping Contract for 2020 and beyond was received from CGM. Board voted unanimously to accept CGM's contract for a three-year period.
- A special thanks to Dan Gerlowski for his time and effort in shampooing the Club House carpet. The carpet looks like new!
- Club House Issues -- Ceiling crack, defective outlet, moldy molding. Fund or delay until next year? Bill R. will get an estimate for the work from Robert Johnson.
- The new Community Manager is Mr. John Sheehy. He will be attending the Community Meeting.
- HOA delinquent dues accounts reduced to one. REMINDER: Late fees will be reintroduced.
- Sunken manhole has been repaired with placement of a collar and temporary cold patch.
- Expiring First IB CDs were renewed for 24 and 36 months.
- Fall Walk-around resulted in six problem areas being identified. Multiple estimates were obtained for tree removal behind 4907 to 4911 ESC.
- Contracts were released for vine removal from trees in buffer zone and removal of the dead Pine tree on the berm alongside WGL.
- Property Plats – Can be obtained from the County at the George Howard Building (3430 Court House Dr.). After signing in at the Information desk proceed to the first room on the right (Department of Planning and Zoning (DPZ)).
- Howard County sent a notice to FREM re SWMA issues. Typically, 60 to 90 days allowed for corrective action. CGM has already removed the phragmites.

- Snow removal contract with CGM signed and returned. Essentially unchanged from last year. Weather predictions are disconcerting.
- We have three volunteers. Decided to forego additional emails requesting volunteers.
- A pop-up was installed on the rear of 4912 WGL.
- Sent an email to residents reminding them of Traffic Rules vote at meeting.
- A handout of our legal firm's retainer services.
- Documents for the February Community Meeting mailed to Board for review. Board recommended mailing to residents on the 5th February at 7 PM.
- John Sheehy will request volunteers for vote counting and oversee the voting.
- Kudos to Mary Strassner for cleaning out the community's pop-ups. Much appreciated.

Committee reports

- Social – Bill Robinson – Bill reported that the January Community Party was cancelled due to lack of response due to multiple reasons. It will be rescheduled.
- Architectural – No applications were received.
- Landscaping – Marlene Criste – Marlene distributed the latest version of the Fall Walk-around findings. Recommended discussing options for replacement of cypress trees that are to be removed. Consider planting on far side of SWMA. Several items are on CGM's schedule for completion. Removal of dead pine tree was completed.
- Treasurer's Report – Joe Strassner – The October financials, from FREM, were reviewed and found to be in order. Joe will contact his insurance company to see if they cover HOAs.
- HOA delinquent dues accounts reduced to one. REMINDER: Late fees will be reintroduced.

**Next HOA Board Meeting:
March 10th at 2 PM**