

Hearthstone of Ellicott Mills Condominium Association Board Meeting Minutes

17 August 2020 at 7:00PM (via Conference Call)

Attendees:

Bill Robinson	Cheryl Blanco	Joe Strassner
Stephenie Marra	Shiva Saberi	John DuVall
Tony Marra	Chris and Helen Won	Dan and Mary Beth Gerlowski
Angie and Nick Mantzouris		

Call to Order:

The meeting was called to order at 7:03 PM.

This meeting is being conducted via Zoom video conferencing due to the ongoing Coronavirus Pandemic. All community members were invited to this meeting and were provided with the conference call link. The Board Secretary can record this meeting for transcription purposes. This recording will be deleted after the minutes are approved. Other recordings are not allowed.

Approval of Minutes:

Bill Robinson asked for a motion to approve the minutes from the 20 July 2020 meeting. Stephenie Marra made the motion which was seconded by Joe Strassner. All were in favor.

Pandemic Update:

- The Clubhouse is still closed pending resolution of an issue raised by Nationwide Insurance. More details under New Business.
- Follow state/county social distancing guidelines in the common areas.

Reports:

- Treasurer's Report:
 - The treasurer reviewed the financial statements from FREM, and they are in good order. Over budget areas continue to be in the categories of landscape, club house, and maintenance. Monthly accounting summary reports are available to association members upon request.
- Architectural Committee:
 - The Architectural Committee approved requests to replace the front lights at 4917, 4921 on Evening Sky Court, and at 2912 and 2922 Water Grove Lane.
- Landscape Committee:
 - See "Landscape" under New Business section.

- Social Committee:
 - No Board sponsored social activities until COVID-19 pandemic restrictions are removed.
- Manager's Report
 - John Sheehy, FREM, reported roof repairs to multiple units after storm damage is ongoing. Work to clear gutters is also continuing.

Old Business:

- Maintenance
 - New quotes were requested to clean and paint the poured concrete foundation walls.
 - Maintenance of gutters and popup drains – Stephanie and Mary Strassner have continued to clean the popups as a courtesy. The Leaf Filter Gutter Guards, installed last year at homes on the East side of Evening Sky, have helped to keep the rear gutters, downspouts, and pop-up drains clear. The front gutters, downspouts, and pop-up drains of some Evening Sky homes are still packed with pine needles. Installation of gutter covers on additional homes and replacement of failed gutter covers will be continue. The rate at which this may be done is dependent on funding.
 - The Club House HVAC will receive a Fall system check from No Frost in September/October.
- Landscape
 - A Stormwater Area (SWA) section which had been repaired was damaged by bad weather. It will be repaired again this Fall, along with the removal of the dead phragmites and reseeding.
 - Repairs to the SWA, where the Leyland Cypress trees were removed, behind 4903-4909 Evening Sky Court was delayed until the porch construction at 4907ES was completed.
 - The community behind us on Grove Angle Road (Hearthstone at Ellicott Mills -EM2) requested pruning of some tree branches on our property that are obstructing walkers and traffic.
- General Issues:
 - Community Website – <https://ellicottmillshoa.jimdofree.com> – working with webmaster to update information.

New Business:

- Maintenance
 - Water behind 4909 - 4911 on the West side of Evening Sky Court is a concern to those residents. Has the remediation installed earlier failed?

- Purchase additional gutter covers to add new coverage and to replace some older covers which have become ineffective.
- Some bids have been obtained to clean drier vents, but no company has been recommended.
- Landscape
 - Landscape Committee met and discussed several issues, including possible development of a plan to address landscaping issues covering the next 2 – 3 years.
 - Review Discussion of 2020 Landscape Contract with CGM.
- General Issues
 - Items for the Board to address this Fall.
 - Snow Removal Contract in October.
 - Begin preparation of 2021 Budget for November meeting.
 - Candidate search for Board position in 2021
 - Insurance Liability Issue specific to Covid-19 Pandemic was raised when Nationwide emailed a board member stating that they would not cover any Covid-19 claims, health, or liability, claims related to the Pandemic. The implications of this is are to be discussed with the lawyer.
- Open Forum
 - Request was made to remove exterior mold buildup on some units.
 - Request was made to examine how to better accommodate residents who do not have internet access for Zoom meetings.
 - Concern was expressed by the residents of 4924 Evening Sky over the front gutter clogging and drainage of runoff water away from the home.
 - Request by resident of 4939 Water Grove to clear overflowing rear gutter and to repair the front lead walk where a hole developed.

Adjourn

- Next HOA Board Meeting
 - September 21, 2020 at 7:00 PM. By Zoom Conference
- Bill Robinson asked for a motion to Adjourn at 9:20 PM. Joe Strassner made the motion which was seconded. All were in favor, and the meeting was adjourned at 8:35 P.M.