

## HEARTHSTONE HOMEOWNERS ASSOCIATION

### Monthly Hearthstone of Ellicott Mills Condominium Association Meeting Minutes

#### Meeting Date and Time

March 20, 2024

6:30 PM

**Location of Meeting**      Hearthstone of Ellicott Mills Condominium Association  
Hearthstone Clubhouse  
Ellicott City Maryland 21043

#### Meeting Attendees

**Present at Meeting**      Sue McDorman.  
Jan Rider.  
Rick Rosen.  
John Duvall.  
Gerri Sallee.  
Bill Robinson.  
Stephene Marra.  
John Sheehy (via Zoom)

The regular meeting of the Hearthstone of Ellicott Mills Condominium Association of Hearthstone Homeowners Association was called to order at 6:30 PM on March 20, 2024, at the Hearthstone Clubhouse by the Association President, Sue Dorman.

#### I. Approval of Agenda

The agenda for the meeting was distributed and unanimously approved by a majority of those present.

#### II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and approved by a majority of those present.

#### III. Consideration of Open Issues

**1. Finance**      Rick Rosen presented an overview of the HOA financial health indicating our overall Financial Status is excellent. The Association has \$33,188 in our Operating Fund account and \$483,930 in Reserves. These balances mean we are in good standing. Major

expenses for the month included Snow Removal (\$6,010), Quarterly Insurance (\$3,556), and Federal and State Taxes (\$3,310).

**2. MEET AND GREET.** There was an open discussion concerning establishing opportunities and benefits through connecting with contactors and others to ensure quality work at reasonable prices.

**3. Visitors' Parking Passes Inquiries** will be made with a Staples Store contractor to obtain availability and cost.

**4. Drainage:** There is a drainage issue at 4935 WG. The owner has installed additional drain spouts to try to eliminate the problem and will report the results after there has been more rain.

**5. Walkway:** There was a discussion about the possibility of making repairs to the walking path as there are several areas where the walkway has "humps" mostly because of tree roots.

**6. Pruning Red Buds:** We need to update the existing bid for pruning and also obtain at least one other bid before moving forward.

**7. Roof Inspection and Maintenance:** The Board approved engaging Walter Brown Roofing to perform the same inspection and maintenance as last year assuming the cost is no more than 10% higher than last year.

**8. Road Repair:** There is a small area where WG Road dips in the parking area in front of the Clubhouse. The Board approved spending \$150 for Russ Fur to patch the area.

**9. Tree Removal:** There is one dead tree at 4916 WG. The Board approved spending \$500 to remove it.

**10. Exterior Lights:** Rick Rosen agreed to form a small Committee to come up with a potential new list of approved light fixtures for the outside as the original ones are no longer available.

#### **IV. Agenda and Time for Next Meeting**

**The next meeting will be held at 6:30 PM on April 17, 2024**

**Hearthstone of Ellicott Mills Condominium Association**

**Hearthstone Clubhouse – Ellicott City, Maryland**