

Do to a technical error the Zoom recording was lost and these minute are from the notes I took and memory. Please add any information that I might have missed.

Hearthstone of Ellicott Mills Condominium Association

HOA Meeting Minutes

April 19, 2023

Call to Order

The meeting was called to order by President Sue McDorman

This meeting is being conducted at the Club House and via Zoom video conferencing for those members who cannot attend in person. All community members were invited to this meeting and were provided with the sign in information for the Zoom meeting. The Board Secretary records this meeting for transcription purposes. This recording will be deleted after the minutes are approved. Other recordings are not allowed.

Attendance:

Sue McDorman

Rick Rosen

John Sheehy

Shesh Shastry

John DuVall

Kevin Walls

Visitor:

Stephanie Marra

*Meeting was brought to order by Sue and a poll was taken to see if anyone was online for the meeting.

*Rich reported the Budget and Expenses are on track for the year:

Operating Funds (Checking Acct.) \$45,114 (prior month \$44,885)

Revenue year-to-date \$28,985 (prior month \$19,320)

Expenses year-to-date (from operating funds) \$13,842 (prior month \$6,693)

Net Surplus \$15,143 (prior month \$12,629)

Reserve Funds \$456,495 (prior month \$452,458)

Annual Contribution to reserves \$39,000 (Per updated Reserve study) \$3,250 transferred each month

*Recent expenses:

Completion of clubhouse painting which a deposit of \$616.67 was made with final payment of \$2,153 to be made.

Power Washing of 11 units at a cost of \$925

Federal and State taxes have been filed and our quarterly filing is up to date

Federal tax- Actual \$1,018 (Overpayment of \$302 which will be carried over to 2023)

State tax Actual - \$305 (Overpayment of \$135 which will carry over to 2023)

Annual Audit report will be released shortly

*Community insurance expires on May 15th and board voted on Brethren Mutual to continue covering the community. Rich also emphasized any upgrades would not be covered under community insurance and emphasized obtaining your own personal Home Owners Insurance HO- 6.

* Small cash fund is down to \$10 but FREM obtained a petty cash preloaded debit card in the amount of \$1,000 for small emergency purchases

*Shesh met with the Social Event committee on March 23, 2023 to discuss the planning of community events.

* A survey will be developed and distributed to the community for their input of desired activities

*I confirmed that previous meeting minutes will be distributed with agenda and zoom info of upcoming meetings

*I inquired about a towing contract for the community and John Sheehy explained the laws on towing and to acknowledge we do not have a contract towing company on retainer

*John reported that the clubhouse painting and carpet cleaning was a success

*John thanked the ladies that helped with the books in the bookcase

*Power washing of houses was completed. Kudos to the contractor who had to finish power washing on Sunday because of the storm.

*Door painting will begin on May 15th with a schedule being developed to ensure the best time of day to paint metal doors. Once doors are completed the Bay Windows/Bump outs will be painted. This service will be paid out of reserves

*Residents will need to be home for the door painting

*Sue discussed the proposals received for replacing the blinds in the clubhouse which were very close bids with the same benefits. 3 Day Blinds won the vote with local access being the deciding factor.

*Votes were taken and the following were approved:

1. March 15, 2023 HOA Board Meeting minutes
2. Current Treasurers Report
3. Painting of the front doors

Meeting was adjourned at 7:40 P.M.