

## **Hearthstone of Ellicott Mills Condominium Association**

### **HOA Meeting Minutes**

**May 24, 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*

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

#### **\*Rich Rosen Treasurers report**

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

Operating Funds (Checking Acct.) \$42,455 (prior month \$45,114) Includes \$1,000 Money Card

Revenue year-to-date \$38,640 (prior month \$28,885)

Expenses year-to-date (from operating funds) \$21,533 (prior month \$13,842)

Net Surplus \$17,107 (prior month \$15,143)

Reserve Funds \$460,514 ( prior month \$456,495)

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

**\*Recent expenses:**

Completion of clubhouse painting with the final payment of \$1,563.

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

Annual Audit report was accepted after a change per our request was made.

Reserve fund CD's have matured and rolled over for 18 months @ 4.75%

\*Community Master Insurance policy expires on May 15<sup>th</sup> and board voted on Brethren Mutual to continue covering the community. John Sheehy confirmed that policy has been renewed.

\*Bid from Accent to paint the front doors was \$4,928 paid from the reserves. Job is complete

Rich report was voted on and approved by the board.

**\*Shesh Shastry At Large member**

Shesh met with the Social Event committee on March 23, 2023 to discuss the planning of community events. It was also suggested to have a 4<sup>th</sup> of July BBQ on July 2, 2023 to celebrate the complex anniversary. Location of BBQ would be in area behind the last 4 houses on Water Grove. Board voted on and approved a \$400 budget.

\*Shesh suggested redoing the clubhouse application to include clubhouse rules on back of signed application

**\*Kevin Walls Secretary**

I confirmed that previous meeting minutes will be distributed with agenda and zoom info of upcoming meetings. It was also suggested that minutes are labeled "draft" or "final".

**\*Sue reiterated about responding to all versions of minutes with or without comments**

**\*John DuVall Vice President**

John reported the door painting was a success and all went smoothly. There is also paint left over. He has received bids for the painting of unit exteriors and trims for board review. Bid is to paint 35 house front door and garage trim. 23 houses have bumpouts . After Board review projected date for painting is October.

**\*Sue Mc Dorman President**

Sue discussed the proposals received for replacing the blinds in the clubhouse which were very close bids with the same benefits. 3 Day Blinds were the original vendor to provide the blinds but due to their payment requirements they were eliminated. a comparison summary between Beltway Blinds and Budget Blinds, noting product quality and warranties were similar, but the comparison summary between Beltway Blinds and Budget Blinds, noting product quality and warranties were similar, but the \$890 cost difference was the determining factor making **Budget Blinds** the recommended choice. The board voted and approved replacement of blinds at a total cost of \$2,198 for custom made-to-order 2" slat faux wood blinds with cordless lift system and left side want tilt. Price includes blinds with valance for 8 windows and door transom. \$890 cost difference was the determining factor making **Budget Blinds** the recommended choice. The board voted and approved replacement of blinds at a total cost of \$2,198 for custom made-to-order 2" slat faux wood blinds with cordless lift system and left side want tilt. Price includes blinds with valance for 8 windows and door transom. Sue and John Sheehy discussed the procedure to get check cut for payment of clubhouse blind replacements.

\*An owner asked a question about new plant growth along the edge of the SWM Pond. The Board consulted with the Maryland Extension Service and they informed us that the growth is common in these types of environments, not invasive, and is likely beneficial. So no action needs to be taken.

\*Votes were taken and the following were approved:

1. April 15, 2023 HOA Board Meeting minutes
2. Current Treasurers Report
3. Budget for BBQ

Meeting was adjourned at 7:46 P.M.