

Hearthstone of Ellicott Mills Condominium Association

HOA Meeting Minutes

August 16, 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

Residents Nick and Angie Mantzouris attended via Zoom

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

*Board approved HOA June 21 st, 2023 Minutes

***Rich Rosen Treasurers report**

Rich reported the Budget and Expenses are on track for the year. Because of our spending being less than projected and the excellent return rates on our CD's we have a financial surplus.

Rick mentioned the concern about obtaining gutter guards for houses on Evening Sky and questioned whether purchasing them now or wait until the roofs are replaced in 3 to 5 years. The gutter would be replaced and gutter guards could then be installed. The cost of repeated cleaning of the gutter until then is a concern. John will get a estimate of adding guards now and the Board will decide which is the better option.

Rick reviewed the Condominium Association Financial Policy and credit card guidelines that will be used by the Board. He also discussed the 4 Basic factors of Reserve Expense Criteria. These guidelines and policies were voted and approved by the Board.

Operating Funds (Checking Acct.) \$41,327 Includes \$1,000 Money Card

Revenue year-to-date \$67,672

Expenses year-to-date (from operating funds) \$38,706

Net Surplus \$28,966

Reserve Funds \$471,688

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

***Recent expenses:**

Gutter Cleaning - \$850

Clubhouse Blinds - \$766

***Shesh Shastry At Large member**

Shesh reviewed the application for clubhouse use and suggested that it needed to be edited and updated. He will edit into a one page application and rules sheet that would be filled out by community owner for clubhouse usage. Shesh will get suggestions from his group on the next community event i.e. a Block Party

***Kevin Walls Secretary**

Kevin submitted all the information for the purchase and install of Tmobile Internet in the clubhouse. The advantages of T mobile is it's \$50 @ month with guaranteed no increases, there are no contracts for service and no wires to install. Board voted and agreed on the install of Tmobile Internet in the Clubhouse.

I also mentioned a increase in strange cars parking In the cul de sac. Sue agreed to put a note about that in her next community reminder.

***John DuVall Vice President**

John suggested having community safety tips and seminars for the residents. The cost to complete the storm drain upgrades is \$2,900 which the Board voted and approved contingent on contractors schedule. Board also voted and approved O'Leary as the contractor for sealcoat and striping of parking lot at a cost of \$6,725. Window framing painting was tabled until next month regarding start date.

***Sue Mc Dorman President**

Sue reported positive feedback regarding the window washing except for the early start times and some cost confusion. It was agreed we need a webmaster to update and maintain our website. It was also discussed the importance and legality of having a website. Sue suggested either committee or Board members do a file cabinet and document review. The community has expressed the need for a bulk trash pickup and John will check a contact he has. Cost will be shared by community. Paperwork is being developed spelling out usage of grassy area behind the 4 homes at the end of Water Grove by the community lawyer. Board voted and approved Rick and Jean's patio extension by 4 feet to eliminate erosion

*Votes were taken and the following were approved:

1. August 16, 2023 HOA Board Meeting minutes
2. Financial guidelines and report
3. T Mobile Internet acquisition
4. Storm drain renovation completion
5. O'Leary approved for parking lot resurfacing and striping
6. Rick's application to extend his patio

Meeting was adjourned at 7:57 P.M. Next meeting will be September 20, 2023