

## Hearthstone of Ellicott Mills Condominium Association

### HOA Meeting Minutes

September 20th, 2023

#### Call to Order

The meeting was called to order by President Sue McDorman at 6:30

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*  
*Kevin Walls*

Residents Dan Gerlowski , Stephanie Marra, Rick Rosen and Cheryl Blanco were in attendance

\*Board approved HOA August 16th, 2023 Minutes

#### **\*Rick Rosen Treasurers report**

Rick acknowledged the acquisition of Wi Fi for the clubhouse and will post user name and password on activities board in the clubhouse

Rick reported the Budget and Expenses are on track for the year.

Operating Funds (Checking Acct.) \$40,502 (41,327 in July) Includes \$1,000 Money Card

Revenue year-to-date \$77,350 (67,672 in July)

Expenses year-to-date (from operating funds) \$46,515 (38,706 in July)

Net Surplus \$30,835

Reserve Funds \$476,559 (471,688 in July)

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

Favorable interest rates allowed us to earn \$1,600 @month for our reserves. Going into 2024 we will earn \$14,700 vs our estimate of \$6,000 putting us in great shape.

**\*Recent expenses:**

Gutter Cleaning - \$645

Insurance Quarterly payment \$3,565

Rick reiterated that we spent \$850 last month and \$645 this month for gutter cleaning highlighting the past discussion about gutter guards for all before the roofs are replaced in 3 to 5 years. A in depth cost analysis is required before a decision can be made. We are well below our budget estimates for

- a. Landscaping projects – spent \$2,731 so far of the \$5,700 budgeted**
- b. Onsite Maintenance – spent \$2,283 so far of the \$13,500 budgeted**
- c. Snow removal – spent \$248 so far of the \$12,000 budgeted**

Rick also announced that John Sheehy and FREM provided a draft budget for review and Rick will provide any additional information. The Board is required to present the budget to owners in November in an open meeting. He also stipulated that the board sets the budget unless challenged by 51% of the community residents.

Shesh suggested procuring a TV set for the clubhouse and after a brief discussion this matter was tabled for the next meeting.

**\*Shesh Shastry At Large member**

Shesh reviewed the application for clubhouse use and provided a one page application and rules sheet that would be filled out by community owner for clubhouse usage. Rick suggested a box that could be checked if the event is a community event where a deposit is not required. If non residents are using the clubhouse sponsored by a resident a deposit is required. Cheryl and Stephanie added comments regarding community use and private use of the clubhouse. This information was used in deciding whether a deposit was required to use the clubhouse. Final decision will be discussed at the next meeting about the final clubhouse usage application. Shesh reported due to increase in Covid cases the Activities Committee suggested to not have a Fall event in the clubhouse

**\*Kevin Walls Secretary**

I applauded the install of internet in the clubhouse and Rick and I were able to renew the Zoom subscription without any problems

**\*John DuVall Vice President**

John was not present but a general discussion started in anticipation of the resealing of the parking lot. Questions were asked about signs being put on dashboards and notifying the EM2 community. It was also confirmed all painted surfaces would be repainted. Shesh inquired about bubble strips at curbs where wheelchair access is present. Deliveries will be delayed for a day. Storm drain repair went well but the company has to come back to remove their forming boards. Exterior painting of windows and garage door framing is being postponed for another month before voting on a time to have it done. Stephanie submitted some information about painting requirements. Stephanie also mentioned that gutter guards might not be effective from preventing smaller particles from collecting and blocking the gutters.

Discussion went back and forth regarding reusing the gutter guards after roof replacement, size of guards compared to the ones already installed. Matter tabled until more information is obtained. Power washing of houses is required and board voted and approved it not to exceed \$600

**\*Sue Mc Dorman President**

Concern was mentioned about the delay in getting a response from the attorney on the issue concerning the public space behind the homes on WG by the walking path. Then general discussion began and the topic of it taking 2 years to resolve was questioned. Dan Gerlowski wanted a copy of the letter sent to the attorney but it was agreed that in 2 weeks information would be released if we have not heard from the attorney. Discussion was also initiated about releasing info to the community.

Shiva has agreed to help with the website. There was no interest in having bulk trash picked up

\*Votes were taken and the following were approved:

1. September 20, 2023 HOA Board Meeting minutes
2. Financial report
3. Power wash additional homes not to exceed \$600
4. Stephanie Marra bush replacement

Meeting was adjourned at 7:58 P.M. Next meeting will be October 18th, 2023