

Hearthstone of Ellicott Mills Condominium Association Board Meeting

25 June 2024 at 6:30PM ~ Club House

1. Call to Order – all board members in attendance, John Sheehy, Marlene Christer, Stephenie Marra. Cheryl Blanco came in at 7:15 P.M.

2. Special Business

3. Approval of Minutes

22 May 2024 Board Meeting 1st - Jan -- 2nd John -- All approved

1. Topics

Table 1: Financial – Rick Rosen

Category	Item	Description	Status
New	Current Financial Status	Treasurer’s report Operating funds were down by about \$10,000. From April. Two large expenses of trimming the Red Bud trees (\$8186) and quarterly Insurance Payment (\$6,108) Balance is \$29,683	Report for approval 1 st - Mary 2 nd Jan All approved

Table 2: Architectural – Sue McDorman

			Nothing to report
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Table 3: Member at Large – John Duvall

Category	Item	Description	Status
New	Social Club	Committee members- none. John encouraged to establish committee. Anniversary Event – 6/29/24 30 people to come	John and Rick will be picking up supplies on Friday and Saturday
Old	Walter Brown (WB) Roof Inspect/Repair	Jan added 3 homes (\$225) to existing lists that have clogged gutters. Brown will take care of lists. \$75 each home for gutter cleaning. See contract	Update, Board to Vote 1 st Jan 2 nd Sue All Approved

Table 4: Secretary – Mary Strassner

Category	Item	Description	Status
New	Improve Clubhouse Request Form	Housing DOC file for future changes, PDF file ready for updating on website. Clubhouse form should have approval date of December	Sent to Tony Marra

Category	Item	Description	Status
		<p>2023. All information added to website should have approval at bottom and every board member should receive a copy. Send to Tony Marra to add to website. Post approval date of Dec., 2023</p>	
Old	Update of owner emergency and contact & vehicle information	Vehicle info and Resident info has been updated . How should we proceed to get emergency contact info? Should it be a separate sheet?	<p>Mary will send new vehicle and address information to all Board Members. When approved it will be sent to Tony.</p> <p>*Sue will give community heads up about emergency contacts, then Mary will send requests to all community.</p>

Table 5: Landscape & Maintenance – Jan Rider

Category	Item	Description	Status
Old	Landscape Committee	<p>Walk Thru Report –</p> <p>Cut down tree at 4910 WG, get trellis? Or shrub in pot?</p> <p>Tree owned by community, so it is a board decision.</p> <p>Investigate whether a shrub can go in.</p> <p>Cheryl (4916 WG) needs sun tolerant plant.</p> <p>Mrs. Lee's (4908 ES) weeds just can't be pulled, must be treated.</p> <p>Red bud seedlings through whole development.</p> <p>Anything new?</p> <p>Miller (4909) tree needs tree severely trimmed</p>	<p>Remove tree with cost not to exceed \$500.</p> <p>1st Mary</p> <p>2nd Rick</p> <p>Unanimous</p> <p>Jan will inform 4910 WG before tree is cut down.</p> <p>John D will call Brian</p> <p>John D will contact Brian</p> <p>John will talk to Brian</p> <p>Seek costs from Brian before proceeding.</p>
Old	Red Lantern Flies	See how it goes this year; Volume of pests, Impact on area	Postponed

		plants/trees, Placeholder for spring 2025	
Old	AMG Walking Path Repair	Adding mailbox area repair, New cost with additional \$800	Approved through email to Board Members
Old	Pine Trees behind ES, WG	Determine ownership suggestions for safety. Discussion from a few years ago that pine trees are healthy.	John Duvall will ask Brian
Old	ACCENT Painting	Follow-up work completed on a few ES homes; Lessons learned?	completed
Old	Brick Work	Obtain bids for pointing up brick work Jan asked John Sheehy if we could partner with EM 2 to combine work that is not large enough for our community of 35. Or Does he have a contractor that will work on a smaller amount of houses?	John obtained one bid for 35 houses John Sheehy will call Atlantic

Table 6: Property Manager – John Sheehy, FREM

Category	Item	Description	Status
New	O’Leary crack/sealant road work	Questionable wear of road surface noted at previous board meeting. Call made to O’Leary by John Sheehy. They came and looked, but outcome wasn’t acceptable. John Sheehy will call Will Young to arrange a meeting with the Board.	John Sheehy will call O’Leary to get a few dates.

Table 7: General Issues – Sue McDorman

Category	Item	Description	Status
New	Neighborhood Safety -	Intruder Communication, email to attorney; Posting of No Trespassing Signs; Letter to shopping center owner requesting fence repair needs to be drafted. John spoke to intruder’s father. Problem solved?	Rick posted No Trespassing signs on ES and WG. Sue and Rick will put letter together and let Sheehy send on their letterhead.
Old	Community Website	Establish protocol for updates to Tony	
New	New owner Welcome	What was shared with	On Hold

	Packet	recent new owner; What else should be included; How/who to handle ongoing?	
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5. Open Forum

Table 8: Open Forum – Sue McDorman

Category	Item	Description	Status
			No new business

6. Adjourn

- Next HOA Board Meeting – Aug 21 at 6:30 pm we will skip July
- Motion to adjourn 1st - John -- 2nd Jan -- unanimous