

Hearthstone of Ellicott Mills Condominium Association Board Meeting Minutes

21 August 2024 at 6:30PM ~ Club House

1. Call to Order at 6”30 P.M.

In attendance: John Duval, Stephenie Marra, Gerri Barnes, Jan Rider, Sue McDorman, Rich Rosen, Mary Strassner, John Sheehy. Duilio Goicochea, Property Accountant from FREM.

2. Special Business

3. Approval of Minutes

25 June 2024 Board Meeting -Rick Rosen 1st, Jan Rider 2nd, motion approved,

1. Topics

Table 1: Financial – Rick Rosen

Category	Item	Description	Status
New	Current Financial Status	Treasurer’s report (EM1 2024 June and July)	Report for approval Rick explained that a Reserve fund transfer of about \$11,000 was sent to our Operating account twice, So after reversing one of the transfers the Operating funds are now \$18, 932. .O’Leary was paid directly from Reserve.. All funds have been restored to correct place. Because our Operating funds are lower than usual and our Reserves are already above the expected level for the end of the year, Rick proposes that we reduce the amount that we put in reserves until December. Normally \$3842. is sent to reserves, now only \$1921 will be sent until December,

			2024. Motion to approve Mary Strassner 1st, Sue McDorman 2nd motion approved by all.
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Table 2: Architectural – Sue McDorman

Category	Item	Description	Status
New	4920 WG Recent Changes	Replace Storm Door and Window above front door by Dream Exterior	Board Approval <u>after the fact</u>. Rick Rosen - 1st , Jan Rider- 2nd all approved motion Second offense for not getting approval first. John Sheehy sent note to resident.

Table 3: Member at Large – John Duvall

Category	Item	Description	Status
Old	Dead trees in conservation area and behind clubhouse	Dead Trees Identified by Board, Board approved, CGM completed job	HoCounty wants trees felled and left to rot. They do not want them chipped. Invoice has not been received.
New	Social Event placeholder	Holiday party	Will try for 2 nd wk of Jan. Encouraged to get a committee to help and plan more social events.

Table 4: Secretary – Mary Strassner

Category	Item	Description	Status
New	Clubhouse Request Form	Still various forms on the website - new and old ones, confusing. Should old ones be removed? Resident Vs Private??	Community directory will be available on website. Those who do not wish numbers be available will be blacked out.

Category	Item	Description	Status
Old	Update of owner emergency contact & vehicle info	How is this project going?	Project completed. Emergency contacts and vehicle info are for Board eyes only. Form needs date approved. On bottom. Mary will check and send to Tony

Table 5: Landscape & Maintenance – Jan Rider

Category	Item	Description	Status
Old	Landscaping	4910 WG Replacement tree/planting	4910 (Gerri) Selected shrub, Jan will Contact Sasha at Sun Nursery who will give cost. Then Miss Utility will be contacted by Sun Nursery . She will decide if we can proceed. Gerri wanted to talk about ants that came from tree when it was cut down. She had exterminator come. She requested reimbursement from Board \$220. She was told that it originated from stump. We asked for report and bill and Board will consider.
Old	Walter Brown Roofing	Follow up with Office about invoice	Jan called Sarah about where invoice is. Hasn't heard.
Old	L&M	Pine trees on berm behind ES an WG Tall pine Trees on the berm - neighbor concerns, safety issues? Get	Do we want a tree specialist to visit. Find out what Consulting fee is? Jan will ask Scott to look at situation, but work would not be done until

		Tree specialist assessment/ recommendation?	spring.
Old	Brick Work	Continue investigation for bids for pointing up brick work; John Sheehy is to check with Atlantic? Work with EM2 for possible joint project.	Jan would like to ask EM 2 about bids for brick work for both communities. Sue will contact John Brewer in EM 2 Stephenie shared info with Jan from a few yrs. Ago. When she took pictures of all joints in need of repair.
Old	O'Leary Road Work Redo	New Proposal received for crack fill @\$1,215 followed by sealcoat (no charge) on road. Coordinate scheduling of work - Sept time frame?	Board Approval Mary S -1 st , Sue M - 2nd All approved

Table 6: Property Manager – John Sheehy, FREM

Category	Item	Description	Status
Old	June meeting follow up	Outstanding invoice for walking path; AMG President, Gary Saylor. to come out to review the work/concern?	John Sheehy sent email GS. Rick Rosen suggested that we don't pay bill until he comes out. Rebate from lack of use.? disappointed from this work. John Sheehy will text now.

			John S. has the invoice.
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Table 7: General Issues – Sue McDorman

Category	Item	Description	Status
New	Neighborhood Safety -	Letter to shopping center owner requesting fence repair - <i>Outstanding from June meeting action assigned</i>	Sue M will take care of letter and have FREM send it.
Old	Community Website	April and May meeting minutes ready for Tony to add	Where should minutes go? Digitize in folder? Do we have to have paper copies? Financials, short PDF, or long? Rick R will have conversation with Dulio? Where does it go?
New	Insurance letter	Resident Response/questions, Do we Need for new rule about GRILLS to keep community safe?	Regarding grills. Do we need new rule? Storage of grills in garage? Grill hooked up to house gas.? Do we inspect the whole community including garages? John Sheehy recommends Board take more serious action. Put on agenda for September.

5. Open Forum

Table 8: Open Forum – Sue McDorman

Category	Item	Description	Status
Ongoing	Record Keeping	Hard copies - new file cabinet Consideration of digital record keeping	Group Discussion Agenda for September

6. Adjourn

- Next HOA Board Meeting – September 24, 2024 at 6:30 pm
- Motion to adjourn at 7:50 P.M. - all approved