

Hearthstone of Ellicott Mills Condominium Association Board Meeting

23 Oct 2024 at 6:30PM ~ Club House

1. **Call to Order : 6:30 P.M.**
2. **In Attendance: Sue McDorman, Rick Rosen, John Duvall, Jan Rider, Mary Strassner, Cheryl Blanco, Justin Matto**

2. Special Business

Going forward- Interim FREM rep - Justin Matto
BECAUSE OF THE PASSING OF John Sheehey

3. Approval of Minutes

21 Aug 2024 Board Meeting

Motion: Jan Rider Seconded: John Duvall all approved

Topics

Table 1: Financial – Rick Rosen

Category	Item	Description	Status
New	Current Financial Status	Treasurer’s report (EM1 2024 Aug)	We are in Good shape Low in August of \$11,000 now at \$19,500 Reserve fund up to \$520,887. Insurance \$3814. – Third quarterly payment. Next is in January. Roof payment will be out of reserve. Gutter cleaning will come out of operating funds maintenance. Motion to approve by Jan, second by John, all approved.
New	2025 Proposed Budget	Review of Proposed Budget for 2025	Review for upcoming community meeting. Big ticket items are set:

			<p>landscaping, insurance (annual amount is more, but we're only making three payments this year.) FREM, accounting, auditing,</p> <p>Flexible spending is snow removal, gutter cleaning, roof, unexpected community maintenance</p> <p>Reserves: Making sure there is the right amount of money to begin each year --\$555,000.</p> <p>Projection is \$526,000 so we need to put in \$21,000 from dues and CD's have generated interest income of \$19,000.</p> <p><i>An Increase of \$5. per month in dues is required to make the reserve study minimum requirement.</i> Motion made by</p> <p>Jan 1st, John 2nd, all were in favor for budget approval</p> <p>Budget needs to be shared with community by Friday, Oct. 25, 2024 for discussion. Meeting is scheduled for Friday, November 22, 2014 at 7 PM</p>
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Table 2: Architectural – Sue McDorman

Category	Item	Description	Status

Table 3: Member at Large – John Duvall

Category	Item	Description	Status
Old	Dead trees behind clubhouse	One more Dead Tree Identified by John, Should we have Brian have a look and get a quote? Invoice yet for others?	Motion with \$ limit of \$600. Mary motioned, Jan seconded. All approved.

New	Social Event placeholder	Holiday party - 2nd week of January?, Progress on forming a Social committee	It can be a winter celebration in February.
New	Clubhouse Request - resident event	4910 ES request for Resident Event at Clubhouse on Nov 2, 1-8 PM	Chris Won November 2, 2024

Table 4: Secretary – Mary Strassner

Category	Item	Description	Status
New	Community Directory	Have the updated directories available online; Add date stamp and coordinate with Tony	Will get together with Tony this week. Make sure to record approval date on items
Old	Update of owner emergency and contact	Document shared with Sue and Jan, date stamp and coordinate with Tony to create password protected Board only folder on website	done
Old	Approved Meeting minutes on Community Website	August, 2024 meeting minutes ready for Tony to add	When minutes are shared with community, is that que for Tony to put on website.

Table 5: Landscape & Maintenance – Jan Rider

Category	Item	Description	Status
Old	Landscaping	4910 WG Replacement tree/planting; cost of stump removal and plant replacement, timeline, etc. Jan has two shrubs that are dead and need replaced with same.	Stump was removed. Jan spoke with Brian. He will plant shrub when Jan gets it next week or so. Jan will get cost and we will vote by email. Invoice hasn't been received for stump removal. Jan motioned, Rick seconded, all approved by Board

Old	Walter Brown Roofing	Follow up with Office about invoice	Update
Old	L&M	Trees on the berm needing trimming - neighbor concerns, safety issues; Spring, 2025 project - Any update from Scott?	Jan hasn't received returned calls from two companies re: trees on berm. We will wait until Spring.
Old	Brick Work	Continue investigation for bids for pointing up brick work; Scheduled Meeting with John B and Brent from EM2 Board on Oct 8 about this project, others?	Meeting was cancelled. Hasn't been rescheduled yet.
Old	O'Leary Road Work Redo	Sealcoat/ Restripe redo along with crack fill done Sept 12	Completed Invoice not received for crack fill.

Table 6: Property Manager – Interim Rep, FREM

Category	Item	Description	Status

Table 7: General Issues – Sue McDorman

Category	Item	Description	Status
Old	Community Website	July and Aug meeting minutes ready for Tony to add	Update
New	Insurance letter regarding Grill Usage	GRILL safety next steps: New community rule - Storage in garages, Grill connected to household gas or propane tanks. Inquiry to residents, board inspection?, action item timeline	We will discuss at January Board meeting. Justin has never heard of an insurance company doing on site inspection. Do all companies require this? Is this a Howard County requirement?

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	Discussion postponed until

6. Adjourn

- Annual Community Budget Meeting - Nov 22 at 7 pm
- Next HOA Board . 2025 – January 15, 2025 at 6:30 pm
- Motion to adjourn