

Minutes from Oct 27 HOA Annual Meeting

October 27, 2022 via Zoom started at 8:00pm

Present at Meeting: **Gene Stevens from Chambers Mgt** ran the meeting. In attendance were the following:

Board Members: Dan Malseed, Steve Shapero, Sharon Trudel, Nick Artimovitch, Dawn Kemp

Residents: Adebisi Davies, Frank Serafini, Clarissa Ferraris, Mary Ann Wilson, Wendy Ormont, Slavi Slavov, TA Nguyen, Freida Waller, Saji Ahmed, Adebisi Davies, Kyle and Nicole Butler.

Proxies came from: John Sneizek, Dan Williams, Linda Ruth Uphoff, Penny Horgan, Cindy Donovan, and Susan Murray

Minutes from last year's December 2021 annual meeting were displayed to all in attendance via a screen share. A motion was made by Clarissa Ferraris and seconded by Steve Shapero to accept the minutes as presented. The minutes were approved unanimously.

Financial Report

Gene mentioned the 2023 Budget is accessible via the CINC website. The annual assessments will remain the same as last year. As of Sept. 30, 2022, we have \$43,275.99 in our operating account and \$42,658.52 in our investment (reserve) account.

Nominations and Election of Board Members

As there were no nominations received before the meeting, the floor was opened for nominations. Sharon Trudel and Nick Artimovitch were nominated to serve on the Board. There were no further nominees so the floor was closed. Both Sharon and Nick were voted by unanimous acclamation.

Review of Property Assets

Gene Stevens mentioned the possible need to get a reserve study to review our property assets to determine how much we should add to our reserve funds each year. Currently we add \$1,000 each year, but that may go up. This is a state mandate and not optional. Gene will look up when we last had a review and get back to us.

Residents and their sidewalks

Nick requested that newsletters should reflect that residents should maintain their sidewalks all year, not just snow and ice, but mud and pine needles, leaves, etc.

Tree Trimming of County Trees

Tree trimming came up for discussion about the county. The county will remove a dead tree if it is a county tree if you report it; however we're on a 8-10 year cycle for county trees to be trimmed.

Spotted Lantern Flies

Wendy Ormont asked that our newsletter reminds residents to kill spotted lantern flies on sight. A picture in the newsletter should show the white, black, orange and spotted insect. They are devastating trees and put egg masses in trees. Dawn mentioned they're now in Baltimore County and Baltimore City.

Landscaping of Common Ground

Nick: Has been working on getting a landscaper to review our common ground between Dawn Day and Blue Dart. He will meet with Meadows Farms on Friday, Oct. 28 to have them look at that common ground.

Gene Stevens adjourned the meeting at 8:43pm