

Orchard Hill Homeowners Association

www.OrchardHillOHHA.com

OrchardHillOHHA@gmail.com
Chambers Management (301) 680-0700

Columbia, MD 21045

Annual Meeting Minutes

October 24, 2018

7:00-8:30pm

BA Auto Care Conference Room

1. Establish a Quorum

- a. 18 homeowners present and 2 proxies submitted, quorum established

2. Call to Order: 7:02pm

3. Approve 2017 Annual Meeting Minutes

- a. Motion to approve, motion seconded

4. President's Report

- a. Welcome: attendees have 3 minutes to speak during the open forum
- b. Introduce Members of the Board
- c. Introduce Molly Lindsey, Chambers Management

5. Old Business

- a. Duties of Chambers Management
- b. Duties of Board of Directors

6. Treasurer's Report

- a. Approval of 2019 Budget
 - i. Annual Assessments remain at \$355.00, due January 1, 2019
 - ii. Questions regarding the budget:
 1. Budget question regarding the amounts spent on grounds maintenance this year doesn't match the proposed budget for 2019
 2. Suggestion to separate grounds maintenance line into different projects.
 - a. \$13,000 for Grounds Maintenance
 - b. \$7,000 for Berm Revitalization
 3. Insurance raise?
 4. 2018 income does not reflect the payments made for 2018 that were received in 2017
 5. 13 Homeowners are currently in arrears from 2018
 - a. Should the budget be based on the amount we typically collect based on how many people never pay their dues?
 - b. Are any properties in arrears rental properties? Rentals could lose their rental license if they are in arrears
 - iii. Motion to accept 2019 Budget. Motion seconded.
- b. Checking account balance as of July 31, 2019 \$23,586.83
 - i. Investment account balance as of July 31, 2019 \$ 60,000.00

7. Secretary's Report

- a. Use website and email address
 - i. Meeting Minutes and 2018 Budget will be uploaded to the website
- b. Digital Newsletter
 - i. Sign-up on the OHHA website
- c. Nextdoor: proper use

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- i. Board will not respond to issues brought up on NextDoor. Please contact Chambers or the Board for specific OHHA issues.

8. ARC Report

- a. ARC Applications available on the OHHA website
 - i. If there is missing information on an ARC application, ARC Committee will contact the homeowners a maximum of 3 times. If homeowner does not respond, the application is denied
- b. Home Sales
 - i. Homeowners should contact Chambers for a resale packet. ARC Committee will inspect the property for ARC violations
- c. Submit covenant violations on the OHHA website with pictures, or send directly to Chambers

9. Arborist Report

- a. Grounds Maintenance Contracts:
 - i. LGLU vs. Hometown
 1. LGLU: smaller company, more personalized but slow to respond
 2. Hometown: bigger company, fast to respond, have done well with our neighborhood so far
 - ii. Open Space: after survey we have been clearing old plants, things in the way of the mowers to make the mowing space obvious for mowers.
 - iii. Berm: taking down trees and replanting with native plants, planting will evolve over time
 - iv. Open Space Clean-Up: after major wind storm, homeowners have been placing dropped branches and bags of yard waste on open space. OHHA ends up paying Hometown to remove them.
 - v. Court traffic circle beautification
 - vi. Cleaning up of hedgerow between our neighborhood and Oakland Mills neighborhood.
 - vii. Berm: homeowners would like to see a plan of what the plan is, timeline, idea of what the plantings will look like, etc.
 - viii. Open Space on Light Point: question about the vines growing
- b. Revitalization
- c. Common areas

10. New Business

- a. Meeting Date for 2019
 - i. Annual Meeting will take place in October
- b. Open Board Meeting Dates - right before events
 - i. **February 6** at a Howard County Library/TBD, 7:00pm
 - ii. **May 26** at Tot Lot - 2:30pm Meeting, 3:00 Pie Contest & Block Party
 - iii. **July 4** at Tot Lot - 9:30am Meeting, 10:00am Parade
- c. Upcoming Events
 - i. Halloween Parade & Chili Cook-Off - October 28
 - ii. Block Party & Pie - May 26
- d. Beautification Committee
 - i. Penny Horgan
 - ii. Pamela Love

11. Election of New Board of Directors

- a. The Board is open for nominations for two general board positions

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- b. Sandi Weaver and Amanda McKay will stay on as Board Members for another three-year term.
- c. The Board will meet at a later date to decide on different positions
 - i. President
 - ii. Vice President
 - iii. Treasurer
 - iv. Secretary

12. Open Forum

- a. Attendees have 3 minutes to speak during the open forum, and will state name and street of their home address
- b. Questions submitted before meeting:
 - i. Old website: Clarissa will delete the old website to avoid confusion
 - ii. Who is responsible for sidewalks? Howard County – go to www.seeclickfix.com to report
- c. Linda Uphoff: common area behind Golden Coin needs repair because of erosion.
 - i. Board requests a picture of the area. Linda will call the county to see if this falls under their jurisdiction
- d. 6289 Light Point Place: drainage issue from behind their house, across the common area to the street. Can the Board put in a french drain to divert the water? Board will contact the County about storm drainage and if they can help.
- e. Mailbox on Dawn Day near bus stop, water accumulates and freezes in the winter

13. Adjournment 8:26pm