

# Orchard Hill Homeowners Association

www.OrchardHillOHHA.com

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

Columbia, MD 21045

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## Annual Meeting Minutes

October 25, 2017 7:00-8:30pm British American Conference Room

Meeting Called to Order: 7:07pm

### **1. Establish a Quorum**

- a. Quorum established with 21 (twenty-one) homeowners present and 1 (one) write-in proxy

### **2. Call to Order: 7:07pm**

### **3. Approve 2016 Annual Meeting Minutes**

- a. Motion to pass the minutes, Rusty motions, Clarissa Seconds
- b. Motion passed

### **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
- d. Review of the past year's activities.
- e. Vandalism in the neighborhood, homeowners should call the police directly. This is not an issue for the Board. Board can be notified
- f. Dead trees that are on between the sidewalk and the street are county property.

### **5. Old Business**

- a. Duties of Chambers Management
  - i. Manage all finances, help answer all questions. Contact by telephone or email.
- b. Duties of Board of Directors

### **6. Election of New Board of Directors**

- a. The Board is open for nominations for general board positions
  - i. Molly explained the guidelines for Board positions
- b. The Board will meet at a later date to decide on different positions
  - i. President appointed for 3 years
  - ii. Vice President appointed for 3 years
  - iii. Treasurer appointed for 3 years
  - iv. Secretary appointed for 3 years
- c. Nominations
  - i. Dan Malseed nominates himself for a Board position.
- d. Motion to close the floor by Bennet Moe, motion seconded, motion passed with majority vote.

### **7. Treasurer's Report**

- a. Approval of 2017 Budget
  - i. Each line item was explained

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- b. Question about how many homeowners have not paid dues. Molly confirmed that 11 homeowners are in arrears.
- c. Question about how many homeowners are repeat offenders. Molly confirmed that 7 homeowners owe more than just this past year's dues.
- d. Question about snow removal budget. Sandi explained what areas are included in snow removal.
- e. Question about whether any landlords are delinquent in paying their dues.
- f. Thank you to Sandi Weaver for allowing the OHHA to use British American Auto for our meeting
- g. Question about how much money is in reserves. \$60,000
- h. Question about tree maintenance for trees that are between the street and sidewalk.
- i. Annual Assessments increased to \$355.00
- j. Motion to accept 2018 Budget
  - i. 5 votes to accept
  - ii. 0 vote opposed
  - iii. 2018 Budget is approved

## 8. Secretary's Report

- a. Use website and email address
  - i. Meeting Minutes and 2018 Budget will be uploaded to the website
- b. Online Newsletter
  - i. All homeowners are encouraged to submit their email address via the website in order to receive the newsletter.
- c. Nextdoor: proper use
  - i. Please email the Board or Chambers with any neighborhood concerns
  - ii. Use Nextdoor as a place to build and foster our neighborhood community

## 9. ARC Report

- a. ARC Applications available on the OHHA website and on Chambers website
  - i. Send all requests to Chambers and then they are sent to the ARC
- b. Home Sales: contact Chambers first
- c. Trash & Recycling Container Enclosures
  - i. Containers should be out of sight
  - ii. ARC recommends an enclosure to hide the containers. Must be approved if it is a permanent structure.
  - iii. Home Depot sells plastic lattice enclosures
  - iv. Question about what the Board's recourse is when people do not comply with the violations. Molly confirmed that fines could be imposed if the Board decides to impose them.

## 10. Arborist Report

- a. Revitalization as a result of the survey.
  - i. Over 100 evergreens along Oakland Mills are old and need to be removed. All trees were ranked to find the ones that are most likely to fall and cause damage.
  - ii. After the survey, there are several areas where plants are on common space and need to be removed so mowers can mow
  - iii. Arborist recommends not planting Leyland Cypress
  - iv. Plants that are coming out are taken out for a reason, to save money, and

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- v. Per lawyers, if you have a dead tree on common property and it falls, homeowner has to take it out. If homeowners alert the Board that there is a dead tree, the Board has to pay for it if it falls.
  - vi. Homeowners are not allowed to plant or dump on open space.
    - 1. If you see someone dumping things on common space, please talk to them about putting it out to the curb.
  - vii. Penny asked about dead trees on homeowners property.
  - viii. Long term, the pine trees will all be taken out, and low, native plants will be planted along the berm which will create more of a visual barrier for those who back to Oakland Mills.
- b. Common areas

## 11. New Business

- a. 2018 Annual Meeting will take place in October.  
Assessment letters will be mailed out in November.
- b. Upcoming Events
  - i. Halloween Parade & Chili Cook-Off
- c. Basketball Rule
  - i. Hoops need to be on property lines and 10 ft. from the street
  - ii. Wendy expressed concern about deterring kids from playing basketball.
  - iii. Question about what is going to be done about homeowners who are in violation of this rule.
  - iv. Question about having a basketball hoop installed somewhere in the neighborhood.

## 12. Open Forum

- a. Attendees have 3 minutes to speak during the open forum
- b. Cecilia – asked about violations on Blue Dart, long grass, toys left outside, etc. Molly asked that neighbors submit violations, with pictures if possible, so that letters can be sent.
- c. 6268 Light Point, 6255 Dawn Day
- d. Question about the sidewalks, especially when trees are removed but sidewalks are not repaired. ARC suggests calling the county to come fix the sidewalk.
- e. Question about installing a free library. Bennet will relook into installing this. Little Free Library
- f. Alex asked about installing lights near the tot lot. Dianne said that in previous years this was discussed. Question about installing a sign by the Tot Lot
- g. Wendy asked about violation letters and hers not being specific. Molly provided clarification and suggests calling Chambers to get more clarification on a specific violation. Wendy asked if the violations become part of permanent record. Molly said that major violations would be shared with a potential homeowner if you are going to be selling your home.

## 13. Adjournment

- a. Motion to adjourn, motion seconded, motion passed
- b. Meeting Adjourned at 8:06pm