

18 December 2023 Meeting Minutes

Mary Payne, HOA President, opens meeting @ 7pm.

- September meeting minutes motion to approve/was seconded – approved.
 - A question was raised as to why names are not included in the minutes for motion/second to know who attended the meeting. A: Attendee names are included in the meeting minutes.
- Boo Bash – thanks to everyone who volunteered and participated.
- 2023 Recap –printed copies were available at the table and will be posted on our web site. (Any homeowner wanting a printed copy, please contact the board via our email.)
- Financials update – reports available for review at front table.
 - Current balance: M&T = \$ 6,535.67 (this account will be closed within the next few weeks and the balance will be transferred to Har-Co)
 - Har-Co = \$ 10.888.21
 - Total = \$ 17.423.88
 - CD's: \$10,133.63
 - Question was raised – are the CDs intended for future road improvements?
Answer = Yes
 - \$9960 for tree work (the invoice with details available at the front table for review)
 - Past due accounts total \$ 11,830.56
 - Question was raised – How much and how many past due accounts are BVA homeowners vs. White Oak homeowners?
 - A= There are 23 BVA homeowners with past due accounts totaling \$9,972.90; there are 31 White Oak homeowners with past due accounts totaling \$1,857.66
 - Question was raised about White Oak homeowners who are still covered by Chicago Title Settlement and do not pay HOA fees; new owners would be required to pay HOA fee. A: 6 units remain covered under Chicago Title Settlement. Ava asked further discussions be handled outside the meeting.
 - Question was raised and directed to Vicki Wiedel, a realtor, asked if a property title can be transferred without a formal settlement. A=Yes
 - 3rd and final invoices/NOTICES for past due accounts to be mailed early January. Homeowners need to contact us for payment plan to avoid being sent to collections and/or a lien.
 - Outstanding architectural fines imposed by previous board were erased; however, HOA dues will not be erased as it the responsibility of every homeowner.

Proposed updates to by-laws

Engaged our lawyer with guidance on proposed updates to our by-laws and we were advised:

- MD law requires no more than 60% of voting members needed to approve.
 - We can accomplish via Proxy's from voting members.

Following is a break-down of voting rights and the count was derived from the number of invoices generated.

- White Oak entitled to $\frac{1}{2}$ vote there are 111 units = 56 Votes
- Brook Hill Manor is entitled to one vote = 29 Votes
- Bradford Village = 151 Votes
- 236 total votes 60% of 236 = 141.6

Proposed changes to by-laws:

Section "Eighth" (as written) in Articles of Incorporation and Article IV section 1 of the By-Laws

- Increase board of directors from 3 to 5 members.
- Board members must be a member of and live in BVA.

Article IV Section 2 Term of Office and Article VIII Section 3

- Update term to 2 years
 - Previous board served for two 2-year terms; however, the amendment was never filed.

Article V Nomination and Election of Directors

- Section 1. Nomination
 - Add: Board members may not have financial or familial interests with other board members or contractors.
- Section 2
 - Add: Board members or nominees may not count ballots. "X" # of volunteers (to be determined) will count ballots in an open meeting of homeowners who may witness counting of ballots.

A recommendation was made to add an amendment re: capital expenditures requiring the board of directors to present to and receive approval from homeowners on costs projected to be above a certain amount before proceeding with the capital expenditure. Board members agree and will discuss the \$ amount requirement to include in the proposed amendment.

Update on Fence Proposal/Survey

- Since less than ½ of homeowners responded to the survey and those that did respond not all were in favor, we have decided that we will not update the current architectural regulations.

Question was raised if the current board has sent notices to any homeowners who are in violation of any of our architectural regulations. A: Yes notices have been sent via email.

Question was raised about trailers. A: as per our architectural regulations – recreational vehicles with trailers are to be removed from Bradford Village from October 31 to May 1.

Update on islands

- We have had a number of good ideas presented. We need volunteers to help with implementation once a decision is made on plantings with the end goal of having a “no mow zone”.

Mailboxes

We have a volunteer to help with painting the mailboxes. Date TBD sometime in the spring. Mary's understanding is that the boxes belong to us, but will confirm before painting begins.

New business / Q & A

Facebook community page – Mike & Jessica Rector monitor the site. Mike reminds community members to answer the 4 questions to be allowed access to the page.

Mark your calendar for 2024 HOA meetings, 7p.m. @ St. Matthews Church

1200 Churchville Rd, Room 264/266

Bel Air, MD 21014

March 18 June 17 September 16 December 16

Meeting adjourn – Happy Holidays to everyone

Attendees:

Mary Payne
Ken Wiedel
Ava Kovacs
Vicki Wiedel
Diann Stumpf
Mike Rector

Richard Zorn
Brian Ellsworth
Kelley Ellsworth
Lyn Sylvester
Jean Rice
Amanda Dziedzic