

HOA meeting 2/5/23 meeting start at 7:02pm

Thank you for being a part of the board. People don't understand that volunteering is not a paid position. We are not at the beck and call of the community, and the homeowners in the community do not understand. More help is needed.

Treasurer report, we have \$7609.45. Made two deposits \$5000 and \$2000. \$1500 also paid, but that was due them. Check for \$250 for Dan(landscaping). Check for \$800 We typically start off the year in debt. We do not make enough to pay our bills. People don't always pay the dues. Last year started in March owed Dan for landscaping from the year before of \$690 as if Feb 14 2022. This year, settled on the last day of the year several lawsuits totalling \$800.

Old Business:

Lawsuits: last year we had a total \$8400 in december. People that haven't paid, parking violations, \$7464 court cases

Parking- Jason is going to help James with getting this in motion. Need to follow the proper procedure.

James spends about 15 hours a week on HOA. Most people don't know there is a tree falling in the back of their house. Works on website, as the treasurer, complaints.

Complaints: had more in the past two months than the past 2 ½ years. Complaints about the dues, raising the dues, the amount of money it was raised. \$2125 extra if lucky. Landscaping costs \$2000+ per year. Person collecting fees went up \$500, Insurance went up \$200. Variable costs have all gone up. Even after the raise in dues, we are still in the negative. Cost of living increases, our raise does not cover the new costs.

Got tired of our insurance being canceled on us because we don't have the money to pay them. Owed money at the start of the year.

It is easy to complain, but people are not actually filing the complaints with the correct agency. Animal control, police need to be notified where applicable.

Homeowners are recommended to have "dog bite liability" in their policy.

David Rueben called Baltimore county about a light being out in the community. They fixed it.

Sign:

Top www.worthingtonmeadowshoa.com

All exterior changes MUST be authorized by the HOA or legal action will be taken.

No bulk pickup. Baltimore county pickup schedule is on our website.

Failure to abide by these regulations can/will involve a fine and/or legal action. Baltimore county rules also apply.

James motion to approve sign. Jason 2nd. All approve.

Committees:

If people ask you why it costs so much, why we raise our dues, we don't have committees. Committees would be sending out notices, following up, □ more cost by Dan because.

Executive committee

Ad-hoc committees

Architectural committee- enforcing standards, approved changes to outside of the dwelling

Landscaping committee

HOA Committee

Welcoming committee

Social/Event Committee
Safety Committee
Website committee

If our committees are fully functional, it will increase our costs in the future.

General Meeting- Have in the spring, hold outside. 6:30 pm May 7th Open General Meeting. Have agenda online a month before, May 14th rain date.

New Business:

Need to send something to Dan by letter that under no circumstance can you do any exterior construction work needs to be approved by the board. Jason motion to approve, Ernesto 2nd, all approve.

Budget- motion to approve, Enrique 2nd. All approve

Open meeting scheduled for May 7th at 6:30p, rain date may 14th.

Nominate Ernesto Castillo. Jason 2nd motion. All approve. President, VP, Treasurer will be up for election at next General meeting.

Need to get addresses, email information.

James met with Eric Hess, American Property Management. :Last year two bills were passed, MD state bill. Bill 107- Requires all associations to obtain a reserve study. Must budget for reserves in reserve study and reserves. Can assess an additional fee to obtain the amount needed for reserve study, regardless of previous bi-law requirements.

Bill 615- 2nd bill- how you enforce fines.

Still having issues with people making u-turns at the school, and into our road.

Need accurate list of all renters in the community
Ernesto volunteered to create the list.

Motion to adjourn made by jason @ 9: 29 2nd by james. Meeting adjourned.