

**ANNEAPOLIS PRESERVE HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS ANNUAL MEETING  
MONDAY, JUNE 19, 2017**

**Call to Order:** Crofton Community Library, 1681 Riedel Road, Crofton, Maryland 21114; Meeting Room: A; 7:00PM (Ron Moser, VP for Dave Berkey, Pres.) Current Board conducts Annual Meeting; new members installed and positions assigned at end of meeting.

***Secretary's Report: Consideration of Minutes (Angela Novosel, Secretary)***

1. All minutes need to be voted on at the dropbox link:  
<https://www.dropbox.com/sh/32kg73wdhvm7m1w/AAC5goqaoVUYub10coP6KgNLa?dl=0>

***Old Business (All)***

1. Election of Board Members (see page 2)
  - a. Votes:
  - b. Nominate John Basto and Angela Novosel for continued service
  - c. Seconded by Bola and Heather
  - d. Bola and Heather will help with landscaping and secretary duties as needed respectively
2. Vacant seat is Social Committee and 2 director at large positions (voting member)
3. Rest of the board seats are not changing

***Treasurer's Report (Heather Higdon, Treasurer)***

1. Status on 2016 dues received and outstanding delinquencies. (Heather Higdon)
  - a. 1506 Cheltenham Court
  - b. 2000 Haverford Drive
  - c. 2009 Coleridge Lane
  - d. 2006 Haverford Drive
    - i. Long time outstanding debt on the dues \$6769.65
  - e. For the outstanding homes letters will be sent out to let those home owners know that they are in arrears and liens will be placed on their homes
2. Account balance and surplus after Tot Lot Expenses
  - a. Reserve fund with drawl
    - i. \$4000 ash tree removal
    - ii. \$38422 Tot Lot
    - iii. \$1848.27 Picnic tables
    - iv. Total \$44,270.27
  - b. Operating fund withdrawals
    - i. \$780 lighting
    - ii. \$2500 entryway enhancements for the flowers and planting
    - iii. \$930 stump removal and seeding
    - iv. \$1950 is the lighting balance
      1. We are missing the corrected invoice
      2. Work has not been completed

- v. Total of \$6,160
- c. Motion to move \$70,000 from the operating surplus fund to the reserve fund
  - i. Seconded by John
  - ii. Make 2% interest in the reserve fund
- d. Final expected surplus in the reserve fund will be approximately \$76,489.94 will go into the reserve fund
- e. Operating fund surplus will be \$13,103.88 (approx. 10% cushion)

3. Next Board meeting want to see how much we can return to the community from our surplus fund

### ***Property Management Report (Jim Biles)***

1. Community Management Report ( see the Treasurer's report)

### ***Landscape and Grounds Committee Report (John Basto and Bola Fashokun)***

1. Spring makeover to front entrances (John)
  - a. First, engage a vendor to lightly power wash (soft) brick monuments and white concrete caps only (do not power wash signage, this will be repainted by Dave Berkey; assign responsibility to obtain vendor quotes)
2. John has been calling AACC roads to come and fix the concrete work around the gutters and AP has now been pushed back till July 31<sup>st</sup> to complete the work
  - a. To be considered – sending letters to the county
3. Spring cleaning consideration for the fall to be discussed next meeting
  - a. Trimming to be done
4. Dave will do the repainting – to be reimbursed for rollers.
5. Picnic Tables are arriving 6/20 at Bola's house
  - a. 420lbs total

### ***Architectural Control Committee Report (Ron Moser)***

1. Nothing to report from Heather
2. Pool request approved
3. Fence concern approved because it was the original fence

### ***Communications Committee Report (Arch Blocher)***

1. New Residents: that need their new packets
  - 1) Topels 2005 Haverford
  - 2) Die 1502 Habersham
  - 3) Washburn 2020 Coleridge lane
  - 4) Ballantyne 2015 Haverford
  - 5) Hunt 2047 Haverford
  - 6) Stern 2019 Haverford
2. New residents that received their packets already
  - 1) DeCoupe 2036 Haverford
    - i. Received new welcome packets
3. Nextdoor has been opened up to larger communities

- 1) Need to reach out to figure out how to not be solicited

### ***Social Committee (TBD)***

1. No chair
2. Tentative Picnic Dates would be October 21 and/or 28
3. Jim will need to do the 1 day liquor license
4. Budget will be \$2500.00
- 5.

### ***New Business (All)***

#### ***Action items:***

1. Dave will reach out to Arch to send a note out to the community asking for board members and a social chair
2. Jim will reach out to Sarah (lawyer) to get the liens placed on the 4 homes
3. Jim will write off Imperato
4. John has to follow up with McFall and Berry regarding the lighting work to be completed
5. Dave to reach out to McFall and berry to find out about the power washing
6. Jim will send out letter to AACC regarding the repair of the concrete
7. Dave to send out the Jersey barrier contact that helped us with the removal of the barriers to John and Jim
8. Dave to reach out to Arch's wife Sharon for planning the picnic

## Resolution of Election

1. Call for Candidates (four vacancies; maximum Board size is 9; see below)
  - a. Board member terms expiring: Tamyla, Angela, and John
  - b. One vacancy never filled
  - c. Establish positions for new Board members
    - i. Vote for Secretary
    - ii. Assign Director-at-Large for Landscape and Grounds Committee
    - iii. Assign Director-at-Large to Chair Welcome Committee or identify non-Board member to volunteer
2. Call for volunteers to join Committees
  - d. Welcome committee members much needed

EFFECTIVE APRIL 1, 2016			
ANNAPOLIS PRESERVE BOARD OF DIRECTORS AND COMMITTEE MEMBERS*			
Position	Name	Term Ending	Other Roles
<b>President</b>	Dave Berkey	April 1, 2018	Member, Grounds and Landscape Committee
<b>Vice President</b>	Ron Moser	April 1, 2018	Chairperson, Architectural Review and Control Committee
<b>Treasurer</b>	Heather Higdon	April 1, 2018	Member, Architectural Review and Control Committee
<b>Secretary</b>	Angela Novosel	April 1, 2017	Member, Social Committee
<b>Director-at -Large</b>	Tamyla Abraham	April 1, 2017	Chairperson, Social Committee
<b>Director-at -Large</b>	Arch Blocher	April 1, 2018	Chairperson, Communications Committee
<b>Director-at -Large</b>	John Basto	April 1, 2017	Chairperson, Grounds and Landscape Committee; Member, Architectural Review and Control Committee
<b>Director-at -Large</b>	Bola Fashokun	April 1, 2018	Member, Grounds and Landscape Committee; Member, Architectural Review and Control Committee
<b>Director-at -Large</b>	Vacant	April 1, 2017	
Position	Name	Term Ending	Role
<b>Committee Member</b>	James Bellinger	Unlimited	Member, Architectural Review and Control Committee

\*Per Article 4 of the Declaration of Covenants, Conditions and Restrictions for Annapolis Preserve Community Association, Inc., the Board of Directors shall consist of an uneven number of not less than three (3) nor more than nine (9) Directors who shall be elected by the Members of the Association. Commencing with the first annual meeting of the Association, the terms of office of members of the Board of Directors shall be fixed at three (3) years. In the alternative, the Members may resolve at any annual meeting to establish the term of office for all Directors to be for a period less than three (3) years, or to establish staggered terms of office for the Directors of from one (1) to three (3) years. The Board of Directors may appoint committees as deemed appropriate in carrying out its purposes.