

## Minutes

### Annual Budget Meeting Special Meeting (By-Law Revision)

Date: Tuesday, November 30, 2021 (Virtual)

Location: Virtual and By Phone

Officers	Dave Berkey (DB)	John Basto (JB)	Arch Blocher (AB)	Bola Fashokun (BF)
Attending:	Suzanne Holroyd (SH)	Aimee Lubin (AL)	Susan Toepel (ST)	Jason Phillips (JP)

Officers Ron Moser (RM)

Absent:

Residents: Several residents attended the virtual meeting, with a sufficient number present or attending by proxy (14 proxies submitted) to ensure a quorum.

HPS Management: Joe Mascari (JM)

**Call to Order:** 7:00 PM

#### Introductions:

DB introduced board members and HPS manager. DB noted that the main purpose of this annual meeting is to approve the 2022 Budget

#### Budget:

ST presented the proposed budget for 2022 which reflected no increase in annual assessment. ST noted that the document distributed to the community in advance was not fully up to date since recent changes were made to the Irrigation and Grounds Maintenance categories following the award of new contracts. (The 2022 Irrigation budget should be noted as \$1750 and Grounds budget should be noted as \$44,000; JM will make changes to those line items.)

JB discussed the efforts of the Grounds Committee which met with potential vendors for grounds work and irrigation for 2022, and noted that, after meeting with Mid Atlantic regarding winterization of the system, that maintenance will most likely be needed in the spring so there may be a little extra money spent next year. DB mentioned that the Board has been very fiscally prudent over the years. Asked if there every has been a special assessment, DB noted that there never has been a special assessment, and in fact, approximately 10 years ago, annual assessments were reduced from \$950 to \$900.

DB discussed the status of reserves. A reserve study done a few years ago showed an excess in reserves due to capital improvements. The next reserve study (to be done in 2023) will consider how long that excess might last.

JB made motion to adopt proposed budget, SH seconded, **and the budget was adopted with unanimous approval by attending Board members, residents, and those attending by proxy.**

Annapolis Preserve Community Association, Inc.  
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### **Open Forum:**

DB talked about board members terms ending December 31, 2021. After that, there will be four positions open. Anyone interested in running should reach out to a board member or HPS for an application. Currently all committees are filled by board members. If any owner is interested in joining a committee and not the board, they can reach out to a board member. Applications will be due by Dec 30, 2021. JP asked if current board members whose terms are up needed to fill application. Yes, anyone who wants to remain or run again needs to fill out application.

Resident next to Tot Lot has had issues with European Hornets; however, a pest control company found no nest. ST mentioned previous issue at the Tot Lot. JP inspected but saw no active nest; did find small, inactive nest which he knocked down. DB noted that the HOA can investigate this in the spring, as unlikely to find anything now during winter.

DB motioned to adjourn meeting at 7:30 PM, a second was offered, and all approved ending the meeting.

### **Special Meeting:**

**Call to Order:** 7:31 PM

The purpose of the special meeting to vote on proposed By-Law amendment was to increase late fees from the current fifteen (15) dollars to the maximum allowed under Maryland law which would be ten (10) percent of the assessment or ninety (90) dollars. If passed this increase would take place for 2022 in an effort to get all homeowners to pay on time. At least twenty-one (21) votes are needed in favor for amendment to pass.

Following a call for questions (no questions raised), DB motioned for the approval of the By-Law amendment, and SH seconded. **The motion passed with fourteen (14) proxies and eleven (11) votes in favor of the new by-law amendment.**

AL discussed food drive options and wanting to get community involved. It will be held the weekend of December 11 and 12, and residents are asked to drop off nonperishable items as well as monetary donations. Drop off site will be at the Tot Lot as well as designated homes (AL and SH will have boxes at their homes.) Donations will go to the Anne Arundel County Food Bank in Crownsville. Additional details are forthcoming.

DB mentioned that they would like to get back to in person meetings in 2022, as it would be nice to get together as a community again.

DB called for the meet to adjourn, following a second, and approval vote. The meeting adjourned at 8:05 PM.