

Minutes for Ellicott Mills Homeowners Association Board of Directors Meeting
Meeting Date: February 13, 2023 (Rescheduled)

Attendees

Roni Boulware
Eric Schielbaum
Calvin Wheeler
Melissa Grese
Alexis Smirnow
Olivia Aberdeen (Guest)
Jack Silverman (Guest)

This meeting was held virtually, via a Zoom session, after posting sign-in instructions to the community on our website.

Project- Repaving Bike Path

Three quotes were obtained from contractors to repave the remaining sections of the bike path in the open space with the exception of the paths to Ballymena and Six Notches. The quote from SEJ Paving was the only quote within the allotted budget. The quote remains valid for 30 days from the date received and will increase after that date. Copies of the quotes were shared with the Board through email prior to the monthly meeting.

The Board discussed issues related to repaving areas of the path:

- Pine trees at Slitting Mills
 - Reviewed concerns regarding the hazards from fallen pine needles and roots that have cracked the asphalt. Discussed cutting down the pine trees and also increasing the rate that the landscapers remove debris from the path.
- Tree roots
 - Care will need to be taken with paving over the tree roots to ensure the trees are not harmed in the process. The roots will not be shaved nor will hot asphalt be poured directly on tree roots.
- Storm water
 - The contractors must also make sure that the flow of stormwater is not incorrectly diverted when the path is raised with the addition of new asphalt. This was noted particularly as Crooked Willow and Slitting Mills.

A vote to approve the contractor (SEJ) and to move forward with the bike path repaving was tabled as a majority of Board Directors in attendance did not reach a majority.

Open Space Report

In addition to the pine trees on Slitting Mills noted above, the Board discussed removing a large dead tree that is in the open space. The tree is located behind the Ellicott Mills sign that is near the corner of Upper Mills Circle and Crosby Road.

Treasure Report

- Auto-payment for the previous dog station contractor was terminated.
- A Board member will stop to pick up checks at the PO box for annual assessment payments that were submitted by mail.
- The account of a homeowner who had been delinquent over several years with paying annual assessment fees has been settled.
- The certificate of deposit (CD) that holds the HOAs excess funds will be coming to maturity soon. The issue was raised if the funds should continue to be held in a CD or switched to a money market account. While the CD has a higher interest rate, there is a penalty for early withdrawal. In contrast, while the money market funds would always be accessible, the interest rate is not as high as the CD. Discussed options for using banks with a higher interest rate.

ARB Report

- The ARB continues to work on developing a new color palette to distribute to the community and use as a reference for reviewing ARB applications. It will be distributed to the Board for review as soon as it is available.
- Reviewed decision to purchase tree bags to protect all saplings that have been planted along Main Falls

Hybrid Board Meeting

- For the April or May 2023 meeting, the Board plans to hold a hybrid meeting (face-to-face and Zoom).

The meeting adjourned at 8:20 pm.

Minutes for Ellicott Mills Homeowners Association Board of Directors Meeting

Meeting Date: January 3rd 2023

Attendees

Roni Boulware

Eric Schielbaum

Calvin Wheeler

Melissa Grese

Alexis Smirnow

Samone Wheeler (Guest)

This meeting was held virtually, via a Zoom session, after posting sign-in instructions to the community on our website.

Annual Assessment

The Annual Assessment announcement will be sent out soon through an email blast and postal mail. The Board voted to include an additional late fee for residents who do not pay their assessment by April 15th 2023. From April 16 to May 15th 2023 residents will have a \$50 late fee paid to the HOA in addition to their annual assessment. From May 16th, all delinquent accounts will be forwarded to the attorney.

The Board voted to approve this motion. It will be added to the assessment notification.

The PayPal link will remain active until May 15, 2023.

Newsletter

The Board will begin working on the Winter 2023 Newsletter. Articles will include:

- A call for volunteers
- Update about maintenance to bike path
- Reminders about submitting applications to the ARB
- Firewood

Open Space

National Tree Service will be performing work on a tree from the open space that fell on a resident's shed.

To follow guidance from Baltimore County, trees have been cut to 8 to 10 feet, so the tree will continue to soak up rain water. Trees that still posed a threat at that height, were taken down further to avoid future issues.

Baltimore County has not provided any updates regarding the large hole in Patapsco State Park that is adjacent to Ellicott Mills Open Space and resident's back yards. The HOA will reach out to Representative Syndor to see if they can provide assistance.

Treasure Report

The Board reviewed the monthly financial report. There has been some difficulty with terminating the autopayment with the bank for the former contractor hired for the dog waste stations. President Boulware and Mr. Schielbaum will continue to work to resolve this.

ARB Violations

Discussed continued noncompliance and unresponsiveness from some community members with outstanding ARB violations. This includes a structure built too close to the property line and after the building permit expired. The Board will follow up with Baltimore County to see if the structure can be inspected for compliance with County guidelines.

Discussed ideas for improving compliance among owners who do not reside in the community. There have been complaints about tenants who do not follow community and county guidelines/laws/ordinances (e.g. garbage pick-up, noise complaints, commercial vehicles) and owners not maintaining their property.

Bike Path

In Spring 2023, the HOA plans to move forward with repaving the remaining arms of the bike paths. The dead end paths that are closest to Ballymena and Six Notches will not be repaved. The HOA will obtain additional quotes from vendors.

Spring In Person Board Meeting

For the April or May 2023 meeting, the Board plans to hold a hybrid meeting (face-to-face and Zoom).

The meeting adjourned at 8:15 pm.