

Approved Minutes for Ellicott Mills Homeowners Association Board of Directors Meeting
Meeting Date: August 2, 2021

Attendees

President: Roni Boulware
Vice-President Deborah Carter
Treasurer Eric Schielbaum
Director Melissa Grese
Director Alexis Smirnow
Samone Wheeler (Guest)
Denise Howell (Guest)

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

President's Remarks

Meeting Minutes

A motion was passed to approve the meeting minutes from the June 2022 monthly meeting.

New Logo Contest

Potential new fall project for designing a new Ellicott Mills HOA logo with options of allowing the community to vote online and announcing the winner at the Annual Meeting in November.

Pride of Ownership

The winners of the annual Pride of Ownership Contest were announced via an email blast and posted on the website.

Single Family Homes: 1st Place - 13 Crooked Willow and 2nd Place - 7202 Upper Mills
Townhomes: 1st Place - 13 Island Run and 2nd Place - 8 Six Notches

President Boulware will notify the winners and provide their gift cards.

Traffic Calming

The Board reviewed the process of petitioning for the installation of speed bumps on Upper Mills. The process requires 75% of residents to physically sign a form, rather than electronic signatures. Making the forms available at the Annual Meeting and Dumpster Day may help move the process along. OpenSpace has a template/example of form residents need to sign from a previous project. A traffic study will need to be completed.

Dog Stations

The vendor who manages the dog waste stations continues to receive payment but not providing the services at the agreed upon frequency.

The cost of going to other vendors for the same service is much higher. Board members will research new larger waste containers to decrease how often they would need to be emptied.

- A motion was presented to terminate the contract with the vendor in August 2022. The Board unanimously voted in favor of ending the contract.

Treasure Report

There were 12 homeowners who did not pay annual dues and were sent to the attorney. No additional action is required from the Board.

Treasure requests Committee Board chairs provide budget amounts for 2023 budget in September to develop the budget for November annual meeting.

The cost of tree removal has exceeded the amount budgeted for 2022. Funds from the improvements to the bike path will be used to cover additional costs related to tree removal. The community will not be exceeding its overall budget but funds are being reallocated.

Other OpenSpace related projects such as managing the storm water on North Stead Court may also be addressed, but this project has not been voted on or approved by the Board.

Quotes for managing dead trees that posed a threat to the community were recently obtained from multiple vendors, including Nationwide. Nationwide has an arborist on staff, who is willing to survey all trees in the OpenSpace and provide an assessment. By entering this type of arrangement there would be a discounted rate for removing trees or large branches. Nationwide is available to attend the EMHOA Board meeting in September 2022.

Architectural

Denise Howell will be assisting President Boulware and Samone Wheeler with architectural committee applications.

President Boulware will follow-up in writing with the community member who requested a meeting with the Board in July 2022 to discuss their violation of the architectural guidelines.

The Board continues to look for feedback and ideas on improving the ARB review process.

OpenSpace

A new vendor for treating the invasive still grass growing in the community may need to be found. The vendor has not been responsive to requests for follow-up from the OpenSpace committee.

The OpenSpace committee partnered with Howard County Ecoworks (<https://www.howardecoworks.org/>) on a grant that received funding. Howard County Ecoworks will meet on site in the fall to plan for planting additional trees as part of this grant.

To help protect the saplings planted during the summer from pests, the Board is researching the purchase of nets (example -<https://amzn.to/3wMI9mf>)

The meeting adjourned at 8:20 pm. The next Board meeting is scheduled for Tuesday, September 6, 2022.

Minutes from June 7, 2022 Board of Directors meeting.

The meeting was called to order at 7:00 p.m.

The agenda items were emails to all members and asked for additional comments.

President Boulware then asked if anyone knew how the minutes from the previous meeting could be approved by all members considering they were recorded in the cloud. Deborah Moore, VP and Eric Schleibaum, Treasurer chimed in with the statement that this step would be tabled until the minutes are made available.

Item 3, guest remarks – Welcome Denise and Peter.

Denise Howell, getting the lay of the land to get to know everyone and what's going on. She's interested in being on the mailing list. Melissa and Calvin spoke about having her added to the master list about the new trees being planted. Alexis is going to add Denise to the master spread sheet

Presidents report –

Board vacancies – until these positions are filled, the president asked if we could have shared responsibilities. These positions include social

Deborah Moore, can you take on the responsibilities of sending out resale packages.

Samone Wheeler has been prenominal in helping with ARB violations

New homeowner welcome baskets

Pride of ownership – After a brief explanation of the task, Melissa will take on this task with shared voting from others on the board.

Movie Night – Peter T VanSickler. Explains the idea of pop up movie night in the open space. This is not really a scheduled or planned event. He's willing to bring his equipment and wants to ensure there will be support to protect the large screen and other electronic equipment. He's willing to run the equipment, but will not be able to watch children.

Area to be considered, Open space next to Clarence's house. Sound is going to be projected into the wooded area, cars will also not be a hindrance from the position as well as not trespassing on a person's personal property.

Calvin asked if Peter would be in attendance the entire time. Can we ask Clarence for the use of power, if not, Peter has a portable generator. Calvin suggested we give Clarence a small stipend for the use of his electricity.

Deborah, likes the idea, but is concerned about the community response. Calvin will speak with Clarence about the idea and then get back to Peter before scheduling. Calvin, spoke about a port-a-potty for the movie night. Will speak to Clarence about some details considering he has had them

Kudo's to Samone for getting the trees planted.

Thank you to Samone for her amazing help with the ARB violations. Samone suggested a few HOA violation vendors. Samone shared some information on some of the vendors: HOALife, CC & R Violations, Manage Casa, Payhoa.com, Smartwebs.com. This was a brief overview. No details

For example: Monthly subscription of \$95 month and .25 per unit. She also went through the entire process of ARB with follow up for violations and how overwhelming this task can be.

Suggest Samone sends an email to the board to so that each person will have an opportunity to review the different options that are available.

Melissa asked a question about some the additional features that would be made available. Eric only wants to make sure it integrates with QuickBooks.

-Having a contest to revise our logo. Any suggestions or opinions. How do we do this? How do we get people involved?

*Eric, presented the budget and discussed our current financial status. As of 5/31 \$120,770.62 in cash and \$79K checking account balance. During the month of May a considerable effort has been made to get the outstanding dues collected. 19 paid, 36 unpaid. He's going to make a motion to send the remaining to the attorney for collection.

As of May, total income \$58,500, 56,963 budget. Spent \$10,210, budget 17,000. Haven't paid Ground Hog.

Dog stations are paid on a regular basis, just having some health problems.

Calvin has an invoice for \$230.00 for watering of the new trees. Will be done as needed

Roni, suggested that we think about a "middle" step of adding a HOA late fee before sending persons to the attorney.

Alexis deleted the email account that was getting aggressive spam. She will also try to find out where the requests go when a person applies for the newsletter.

At the moment, there are no resale requests.

Calvin – 3 trees that need to be addressed. Slitting Mill, Island Run. They will only be cut to 10-15 feet. Melissa would like to know if we have consulted an arborist. Eric would like to look at the trees from a financial point of view, considering we live in a state park.

Melissa suggested we hire an arborist. Question for Calvin. Is the stilt grass on your radar, bamboo. Melissa would like to get in touch with the stilt grass vendor to give suggestions on other options for addressing the problem.

In terms of projects, we are not going to do the arteries on the path, but instead work on the storm water in the town house area. That is an important project.

Calvin, do we still have block leaders? He asked because of speed on Upper Mills Circle. We would need about 75% people to assist with signing the petition.

Maybe we could re-instate the block captains. Roni will check the google drive to see if we have the names of those who previously on the list.

Calvin will have the form. Need physical signatures.

Samone –reminder of the contractor for the stilt grass

Ice Cream social, maybe the 2nd Saturday in July or August.

It was voted on and agreed to not having a meeting in July. All agreed and the meeting was cancelled.

The meeting was adjourned at 8:30

Draft Minutes for Ellicott Mills Homeowners Association Board of Directors Meeting

5 April, 2022

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

Present:

President Veronica Boulware

Vice-President Deborah Carter

Treasurer Eric Schleibaum

Director Alexis Smirnow

Director Calvin Wheeler (joined the meeting at 8:07 pm)

Director Angela Gresham

Director Melissa Grese

Secretary Susan Bachus

John Carter (guest)

Samone Wheeler (guest)

Noting the presence of quorum, President Boulware called the meeting to order at 7:07 pm.

(M) Treasurer Schleibaum moved to approve the meeting agenda. The motion was seconded and passed unanimously.

(M) Treasurer Schleibaum moved to approve the March 2022 meeting minutes. The motion was seconded and passed unanimously.

Guest Remarks: none

President's Remarks:

President Boulware gave the President's remarks. She noted that water run-off concerns may necessitate delaying repairs of the bike paths.

(A) Director Wheeler will explore solutions to the water run-off problems with Groundshog & Co.

Treasurer's Remarks:

Treasurer Schleibaum gave the financial report. 26% of owners have not yet paid the 2022 fee.

(M) President Boulware moved to send all owners who have not paid for 2022 by May 1 to the attorney for collections.

The motion was seconded and passed unanimously.

Architectural Matters:

President Boulware reported that a request for a fence was approved in March.

Open Space:

Samone Wheeler reported for Open Space. Several proposals from Groundshog & Co. were discussed.

(M) President Boulware moved to approve a proposal from Groundshog & Co. to plant ~ 150 saplings for \$4928.40, to be

paid for with the \$5,000 grant obtained by Samone Wheeler. The motion was seconded and passed unanimously.

A company has offered to plant fruit and nut trees in the community, should their grant proposal be funded.

(M) President Boulware moved to provide a letter of support for this grant proposal. The motion was seconded and

passed unanimously.

(T) The stilt-grass treatment proposal was tabled.

(M) President Boulware moved to investigate the need for a speed bump on Upper Mills Circle. The motion was seconded

and passed unanimously. The motion was seconded and passed unanimously.

It was noted that some disabled vehicles have been removed from the community.

Projects: Bike path repairs are on hold.

Activities/Events:

Earth Day will be held April 9 and students will be offered credit for contributing to clean-up efforts. The rain date will be April 22.

(M) Noting that there was no need for Executive Session, Treasurer Schleibaum moved to adjourn at 8:45 pm. The motion

was seconded and passed unanimously.

(A): action item (M): motion (T): tabled

Respectfully submitted by Secretary Bachus

Approved Minutes for Ellicott Mills Homeowners Association Board of Directors Meeting

1 February, 2022

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

Present:

President Veronica Boulware

Vice-President Deborah Carter

Treasurer Eric Schleibaum

Director Alexis Smirnow

Director Calvin Wheeler

Secretary Susan Bachus

John Carter (guest)

Jack Silverman (guest)

Samone Wheeler (guest)

Noting the presence of quorum, President Boulware called the meeting to order at 7:08 pm.

(M) Vice-President Carter moved to approve the meeting agenda. The motion was seconded and passed unanimously.

(M) Vice-President Carter moved to approve the January 2022 meeting minutes. The motion was seconded and passed unanimously.

President's Remarks:

President Boulware suggested holding a contest for an improved logo for the association.

Treasurer's Remarks:

Treasurer Schleibaum gave the financial report and presented the budget vs. actuals for January 2022.

(M) Vice-President Deborah Carter moved to move money from the certificate of deposit to a low interest money market

account upon the March 17 expiration of the certificate. The motion was seconded and passed

unanimously.

IT Matters:

Director Smirnow gave an update. Newsletters and paypal links have been added to the website. A

welcome link has been sent. There is a need to identify a location for current items. The 2022 assessment letter has been sent.

Architectural Matters:

A few individuals have expressed interest in joining the Architectural Review Board. There will be no ARB meeting this month.

Open Space:

Director Wheeler reported for Open Space. Two clean-ups were held in January. It was suggested that

information be added to the website explaining about the ongoing county sewer line construction project.

Estimates for adding arteries to the bike path project will be obtained. Water run-off damage in Open Space needs to be addressed soon.

Activities/Events:

*Earth Day will be held April 9 and students will be offered credit for contributing to clean-up efforts.

*The Spring Yard Sale is scheduled for May 21.

*A community picnic/ice cream social is scheduled for August 20.

*The National Night Out will be held in August.

*A Shred Day is scheduled for November 5.

(M) Noting that there was no need for Executive Session, Treasurer Schleibaum moved to adjourn at 8:13 pm.

The motion

was seconded and passed unanimously.

(A): action item (M): motion (T): tabled

Respectfully submitted by Secretary Bachus

**Approved Minutes for Ellicott Mills Homeowners Association Board of Directors Meeting
4 January, 2022**

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

Present:

President Veronica Boulware

Treasurer Eric Schleibaum

Director Melissa Grese

Director Alexis Smirnow

Director Angela Gresham

Secretary Susan Bachus

Evelyn Myers (ARB chair)

Charles Myers (guest)

Noting the presence of quorum, President Boulware called the meeting to order at 7:24 pm.

(M) Treasurer Schleibaum moved to approve the meeting agenda. The motion was seconded and passed unanimously.

(M) Director Grese moved to approve the December 2021 meeting minutes. The motion was seconded and passed unanimously.

Treasurer's Remarks:

Treasurer Schleibaum reported on the reconciliation of the budget from 2021. The 2022 assessment letter is being prepared for mailing.

IT Matters:

Director Smirnow gave an update on HOA email addresses. Newsletters will be posted on the website. It was suggested that high school students might be recruited, for school credit, to distribute paper newsletters.

Architectural Matters:

Evelyn Myers reported the winners of the Holiday decorations contest:
Single Family Homes

First Place - 7915 Main Falls Circle – Eugene and Patricia Rose
Second Place - 7903 Main Falls Circle – Guy and Demetria Williams
Town Homes

First Place - 9 Six Notches Ct. – Mart Eusini
Second Place - 15 North Stead Ct. – Thomas Shenk
Honorable Mentions

6812 Upper Mills Circle - Calvin and DeClair Wheeler
1 Hickory Ridge Ct. - Ryan and Myrene Gilmore
7830 Main Falls Circle - Arne and Janet Lindquist
309 Crosby Road - Tonya and Michael Saunders
16 Stout Run Ct. - Ryan and Daniela Eisemann

Anton Smoot has expressed an interest in rejoining the Architectural Review Board. President Boulware will reach out to him to explore this possibility.

Two applications were approved in December:

7809 Main Falls Cir. - To remove 2 trees that are damaging the roof and siding
17 Hickory Ridge Ct. - To replace roof

(M) Noting that there was no need for Executive Session, Director Gresham moved to adjourn at 7:54 pm. The motion

was seconded and passed unanimously.

(A): action item (M): motion (T): tabled

Respectfully submitted by Secretary Bachus