

**Glen Oban Association
Annual Meeting Minutes**

Meeting Date: February 23, 2023

Location: Woods Church Fellowship Hall

Time of Day: 7:00 pm

1.0 Roll Call and Proof of Quorum

President Eric Dennis called the meeting to order at 7:00 pm. There were 30 present and 24 proxies represented at roll call. The total of 54 exceeded the 51% required for quorum (42 lot owners), and the meeting was allowed to proceed. Of note, two lot owners joined the meeting after roll call.

2.0 Proof of Notice of Meeting

Secretary Kelly O'Brien reported several modalities of proper notice to the lot owners. An email notice was sent on 24 Jan (with proposed budget and other materials attached); reminders and additional materials were emailed on 14 Feb and 20 Feb. For the 11 lot owners who declined email notification or had not returned their signed waiver, the USPS notice was mailed via First Class w/Form 3817 Certificate of Mailing on 24 Jan. In addition, the meeting notice and all materials were posted on the GOA website, corresponding to the email dates. Lastly, a meeting notice sign was posted at the exit to the community beginning 21 Feb.

3.0 Reading of Minutes of Preceding Meeting

The minutes of the prior special annual meeting held on April 19, 2022, were distributed electronically with the meeting notice. With no changes during discussion, the minutes were approved as delivered electronically.

4.0 Reports of Officers

The President introduced all board members and officers. He reminded attendees that there was one vote per lot and that we would count first the attendee votes and then the proxy votes.

The President's Report was distributed prior to the meeting. Treasurer Jason Werner deferred his report to the budget discussion under Section 9.0 New Business; his written submittal is provided here.

4.1 President's Report

I am pleased to report that over the past year, we have made significant improvements to our community. Projects that include repairs to the marina hill storm water culvert, replacement of the tennis court parking lot, and repairs to the pool parking lot have made a noticeable difference in our community's appearance and safety.

This year, we plan to continue our efforts to maintain and improve our community. Based on our 2021 reserve study and the recommendations of our long-range planning committee, we have a few projects. These include replacing the wooden guard rail along the pool parking lot, repairing the entrance monument, and a new color coat for the tennis/pickleball courts. These improvements will further enhance the beauty and functionality of our community.

Our actual operating expenditures last year were \$4,910 less than budgeted, and we met our target contribution to the reserve fund for capital expenditures. Despite our success last year, please note that the proposed budget for this year falls short of meeting our target contribution to reserves. This is primarily due to increasing costs for the management of the pool, landscaping contract, social events, and the tennis court color coat.

Given last year's actual expenses and the desire to spread out dues adjustments, the board recommends that dues remain at \$1050 per household for this year. However, an increase will be carefully considered for 2024 to meet rising costs.

Finally, I would like to remind everyone that there are three director positions available this year. We encourage everyone to consider serving and contributing to the future success of our community. Thank you for your continued support of the Glen Oban Association.

Questions and Clarifications: None

4.2 Treasurer’s Report

Our current bank balance (as of 2/18/2023) is \$ 28,480.55, and Schwab (reserve) is \$100,242.88. We ended 2022 with a total balance of \$146,957.28.

2022 P&L

Income Category	Income	Expense Category	Expenses
Homeowner’s Fees	87,150.00	Marina	7,506.55
Marina Fees	21,759.50	Pool	32,017.72
Late fees	100.00	General	21,478.01
		Tennis	117.03
Total Income YTD	\$109,009.50	Total Expenses YTD	\$61,119.31

In order to separate the reserve account from the operating account, we transferred \$44,000 to the reserve fund (Schwab). Frank Cullen has also moved the reserve fund from a cash account into a money market account, which should generate some additional income. The plan is to keep \$30,000 in the operating budget and keep the balance in the reserve account (Schwab).

In 2022 we undertook 2 capital projects. The latest was the repaving of the tennis court parking (\$14,630), and a prior one was a repair of the culvert/drainage down the marina road (\$4,018.65). This coming year we are undertaking the tennis court repainting/repairs, allocated money for repairs to the front monument, and the wooden fencing near the pool parking lot/tennis courts.

I did have to make a couple of minor corrections to the balance sheet, which affected the actual budget numbers for 2022. That does not/did not change the budgeted amounts, but it is reflected in some minor changes to the actual expenses for 2022 vs what was sent out earlier. I am still learning QuickBooks! The attached budget proposal (updated to represent GOA approved), balance sheet, and P&L report all represent the new numbers. If you need to know details on this just let me know!

Spending for 2022 was \$5,136.84 under budget which is great. Saying that, the main reason is that the contingency repair budgets for the pool (and several other areas) were not used, which left us under budget. We also did not undertake all of the 2022 capital projects but did add a new one for the culvert repair (as discussed at the 2022 annual meeting).

- The pool deck was deemed to be ok by several experts. They also pointed out that fixing it now would be “out of order” if we did any repairs later as it could result in tearing up the new concrete, which is not wanted. As a result, the board decided to not undertake this at this time.
- The tennis court parking lot paving was paid for in 2023, so it does not show on the P&L. It was slightly higher than budgeted (\$14,630 vs 13,801). The 2023 budget shows this actual cost.

The operating reserves did exceed our target this year. We are also expected to exceed our target next year, but by a smaller margin. This is expected given our target of hitting the midpoint of a 5-year span for dues increases, but it is also due to rising costs due to recent inflation. As a result, that has resulted in several increased costs as noted in the proposed budget.

Ben Hilliard and Michael Bates have looked over the accounts as per the community requirements. Thank you for your time in doing so!

We have once again engaged Eric Keitz for our end of year accounting and tax prep.

If you have any further questions, please feel free to reach out to me at any time to discuss.

Questions and Clarifications: See Section 9.1 for budget questions and Section 9.2 for capital expenditures questions.

5.0 Reports of Committee

The President introduced all committee chairs. Since committee reports were distributed prior to the meeting, chairs were available for questions and clarifications. Local council reports can be found in Section 12.

5.1 Landscape (Ann Behrens)

The past year was an easy and calm year for Landscaping. Chris Buckley and Outdoorscapes continued to care for our property, with Matt from Freestate caring for the irrigation. John Erwin took charge of the colorful annuals along the entrance. Our entrance was damaged this late summer, the curb was pushed into the grass damaging some of the irrigation piping. The county has this repair on their list of repair work for 2023. A downed tree was cleared on Fenwick Garth.

We plan to continue using both Outdoorscapes and Freestate in 2023, The cost of these services is increasing about 4%, due to cost of mulch, fuel, and labor.

Questions and Clarifications: None

5.2 Long-Range Planning (Frank Cullen)

Frank Cullen was appointed the LRPC chair this year. We will continue to use the reserve funding plan prepared by Reserve Advisors last year as the guide for future spending plans to repair and replace community assets of GOA. It will need to be updated in several years and on a periodic basis after that. It is important to remind everyone that community dues will need to increase in several years to be compliant with the plan. My near-term goals are as follows:

1. Reinstate the Schwab account as the reserve fund account and update names that are authorized to administer. Make better investment decisions for the account by using low risk fixed income instruments such as CDs.
2. Take a leading role in working with contractors to get identified near term projects completed that come under the jurisdiction of the LRPC.
3. Work with Treasurer to provide an effective and efficient way of moving funds between the Schwab account the current operating checking account.

My overarching goals are as follows:

1. Protect the reserve fund to make sure those funds are only being utilized for approved projects under the LRPC.
2. Continue to work with GOA board members, officers, and committee leads to identify new project possibilities and monitor existing projects that fit within the scope of the LRPC.
3. Update reserve plan when needed.

Questions and Clarifications: None

5.3 Marina (Chet Goudy)

I've made progress on getting an electrician to look at the marina and have a preliminary rough number of \$26,000. The current electric is not up to code, though it was when it was installed. If work is to be done, pedestals would be required to be installed (minimum of 6 on the right side of the pier). There would be adequate power for any future lifts. I do not recommend this work at this time, but I would recommend small repairs to solve immediate problems and concerns as they arise, as soon as they arise.

The marina was full last year, and it is expected to be full this year. Currently a few are interested and on the waiting list. All fees were paid.

One concern was the accessibility of the kayak rack. The rack is not convenient or amenable for all residents to be able to get the kayaks off the rack and into the water. The rack needs to be relocated and redesigned if it's going to be a useful amenity. I'm open to suggestions.

Another concern is optimizing space for boat trailers. There could be methods to nest the trailers tighter but that poses potential damage issues if boat owners start moving other trailers. Parking alongside the marina road has been brought up. I'm open to suggestions.

I do not recommend an increase in marina fees but will look at simplifying the fee structure based on boat size.

Questions and Clarifications: None

5.4 Playground (Sarah & Steve Broadwater)

Playground Committee Report. Submitted by Steve Broadwater, GOA Playground Committee Chairperson: The GOA playground is an asset that is utilized by many members of the community.

1. Playset Area
 - a. No mulch was required this year; 2023 will require additional mulch to be added. The plan is to strip away the current layer of mulch and install landscape fabric in an attempt to slow the growth of weeds in the play area.
2. Swingset Area
 - a. Nothing to report.
3. Sandbox Area
 - a. Sand was added in 2022.
 - b. Several toys that were in the sandbox were in bad shape with rough edges, etc. and were disposed of accordingly.
4. Basketball Court
 - a. Tree trimming continued through 2022 and now the basketball hoop is easily accessible and was used by several people (adults and kids), especially during the neighborhood parties.
 - b. The deckbox with various balls and sports equipment continues to be decimated by those who choose to use these items, but repeatedly fail to put them back. Also, several items are missing. Additional basketballs will be added, but re-stocking all of the items is not justified given the negligence displayed over the past two years. If anyone in the neighborhood happens to have any used sports equipment, feel free to add to the deckbox.
5. Surrounding Areas
 - a. The tetherball was replaced.
6. Items for Discussion
 - a. Budget: No changes proposed.
 - b. Please be reminded to not leave trash in the playground, with a special emphasis on plastic water bottles and popsicle wrappers.
 - c. Are there any unmet needs pertaining to the playground area from the community? Please let Sarah, Doug and/or me know if you have any ideas.
 - d. Josh Pasquariello and Caleb Marshall have joined the Playground Committee.

Questions and Clarifications: None

5.5 Pool (Heather Dodd)

Another great year at the pool is in the books! All 3 Glen Oban summer community parties were once again celebrated at the pool. We are gearing up for the 2023 pool season and will be using Ace Aquatics again. They continue to provide us with good service and maintenance.

Projects for 2023:

- Replace the urinal in the men's bathroom.
- Know of something at the pool that needs attention? Please email me: heather_dodd@yahoo.com

Reminder about cool pool changes made last year:

- Parties are back! In order to make sure the pool is staffed adequately to provide safe coverage of your guests, please reach out to the pool chair ahead of time to reserve

space for parties with more than 10 guests. Parties must occur during normal pool hours and are not private, (i.e., pool remains open to the neighborhood).

- Adult/Lap Swim is available upon request! Please ask the guard for an adult-swim; the first 10 minutes after returning from break will be adult-only lap swimming.

Important pool dates:

- Community/pool clean-up morning: either Sat May 13 or Sat May 20 at 8am. (weather dependent-keep an eye on that GOA email!)
- Opening day: Saturday of Memorial Day weekend (Sat May 27, 2023)
- Closing day: Monday of Labor Day weekend (Mon Sep 4, 2023)

For new families, we have community pool parties on the 3 holidays that the pool is open: Memorial Day, July 4th, and Labor Day. In addition, the pool stays open an hour later on Fridays so we can enjoy an informal happy hour with our neighbors as a great start to the summer weekends. See you at the pool!

Questions and Clarifications: None

5.6 Social (Erin Calabrese & Aly Goudy)

We had many successful events this past year. With many new young families in GO, it has been nice to welcome them at these events. We are still using Evite to get the invites out which is working well. We can't hold these events without the wonderful hosts who volunteer their time to set the events up or host at their homes. Unfortunately, we exceeded the budget this year due to increases in food prices and increased RSVP's. Obviously, the increase in attendance is a wonderful thing, but the budget needs to be more flexible. We would like to propose the budget be increased next year in order to accommodate the growing neighborhood.

We would also like to point out that it was very difficult to find a host for the Adult Holiday Party. The reasons for this are simple-

- Very few people have the space to accommodate at least 80 people
- Lots of set up & cleanup
- The holiday season is stressful for many people planning their own gatherings

For these reasons listed above, we should consider having the party off site.

Social Committee Events for 2022

Event	Proposed 2023 Budget
Easter Egg Hunt (April) there was no Social Chair at that time, so it was organized by parents and an Evite sent out by Amy Hilliard to organize Budget Info- No GOA funds were used for this event Evite RSVP - 57	\$75
Pool Opening/Memorial Day Celebration (May), hosted by Patricia & Conor Gilligan Budget Info - \$500 Evite RSVP – 107	\$600
July 4th Celebration (July), hosted by Aimee & Josh Pasquariello Budget Info - \$527 Bike Parade Décor & Supplies - \$50 (not reimbursed by GOA)	\$650

Evite RSVP – 110	
Labor Day / Pool Closing (Sept), hosted by Sarah & Steve Broadwater Budget Info - \$528 Evite RSVP – 106	\$600
Halloween Children’s Party (Oct), hosted by Kelly & Doug Siekman Budget Info - \$127 Water donated from Labor Day party Evite RSVP – 110 (less because of rain)	\$200
Children’s Holiday Party (Dec), hosted by Deepa & Chris Brown Budget Info - \$276 Evite RSVP – 87	\$300
Adult Holiday Party (Dec), hosted by Kip & Dave Baggett Budget Info - \$957 Ice - \$40 (not reimbursed by GOA) Evite RSVP – 79	\$3,000

Budget for Social Committee 2022 - **\$2650**

Actual Budget for events - **\$2915**

Proposed Budget for 2023 - **\$5375**

Questions and Clarifications: None

5.7 Tennis Courts (Phelps Kelley)

The tennis courts are a valuable asset that are used by many members of the community. We have a tennis camp for children every summer with great success. If desired there is an opportunity for a weekly adult tennis clinic in the spring, summer, and fall. All instructors are required to submit proof of Liability Insurance before classes begin. Pickleball is fast becoming a very popular sport being played on the tennis courts. As with tennis, this is a great family game and is enjoyed by players of all ages and skill levels. Due to the sound of the hard ball and solid paddles, Pickleball cannot be played before 10am. Players are also encouraged to purchase low noise paddles such as the ones found on this list, <http://pball.grandpickleball.org/paddlerule.pdf>.

In terms of maintenance and upkeep of the courts:

- a. The surface of the courts was completely repainted in 2015. The rule of thumb is that the courts should be repainted every 4 to 8 years, and the GOA long range plan recommends the courts be repainted in 2023 and completely resurfaced with new asphalt in 2028. To that end, I asked for bids from 7 companies and received 4, ranging in price from \$49,875 to \$19,000. I am recommending that the board accept Truseal’s bid of \$19,000 for the work to be completed this spring. Truseal is a local company and has done other work in the community.
- b. The parking lot has major wear and cosmetic damage. The long-range planning committee has recommended that the parking lot be completely resurfaced, and the community voted to include this work in the 2022 budget. Unfortunately, this work did not get completed in 2022 and I recommend that the board move to complete this project as soon as feasible in 2023.

- c. The two benches are in fair condition and typically require a few boards to be replaced each year and repainted.
- d. The windscreens were replaced in 2017 and are guaranteed for 5 years but do require occasional maintenance of the plastic connections to the fence.
- e. Typically, I replace the two combination locks every year as they rust over time and occasionally mysteriously disappear.
- f. The nets are now in need of replacing at a cost of \$375/pair.
- g. Typically, I spray and weed whack the entire fence line of the courts and parking lot surface every few months to keep the weeds at bay.
- h. I have been asked by other players if we could get a small awning for the bench on court number.
 - 1. I recommend to the board that we purchase a Shady Court sun awning that attaches to the fence for \$760.

There are only a handful of communities that have private tennis courts, and I am always looking for ways to encourage more use of the tennis courts. I have recommended to the board to paint Pickleball lines on both courts this year when the courts get repainted. Also, I further support the recommendation from a board member that the community purchase 2 Pickleball nets and 8 paddles that will remain on site to encourage more neighbors to try this easy to learn and fun to play sport. I recommend the purchase of 2 nets for \$300, 8 paddles and balls for \$160 and a storage bin for \$100.

In total, I would ask the board to approve funding for the following:

- the repainting of the tennis courts - \$19,000 Long
- Range Planning recommended 2 new tennis nets -\$375.
- Sun awning - \$760
- 2 Pickleball nets, 8 paddles, storage bin - \$560
- paint and a few pressure-treated 2 x 4 boards for the benches, 2 new locks, and 4 gallons of weed killer - \$180.

Questions and Clarifications: None

5.8 Welcome (Laurie Dennis & Lisa Kennedy)

Back in 2020 at the very unusual annual meeting that was held outdoors due to the Covid situation, Lisa Kennedy, and I remarked how difficult it must be for new neighbors to move into the community without our normal social activities going on throughout the year. Therefore, with the board's approval, we created a committee to personally welcome new neighbors to the community.

In addition to a personal welcome, each new family gets a small gift from a local artist as well as a gift card to a local restaurant.

We would like to thank the Kelly family (Park Tavern/JB's/Donnelly's Dockside), the Soja family (Lures Bar and Grill), and the Hilliard family (Donut Shack) for their generous donations, as well as the GOA Board for approving our purchases.

Questions and Clarifications: None

5.9 Severn River Association (SRA) Announcement (Jimm Rich)

Our Glen Oban SRA representative, Jimm Rich, stated that the SRA president would be setting up a virtual meeting for all interested GOA residents in the near future. He would like to give general SRA information with an emphasis on increasing participation in the Maryland Grow Oysters (MGO) program which has been popular in the past. Of note, participation in this program counts toward required service hours for our school-aged youngsters. More information about the SRA can be found in the Local Council Reports at Section 12.5.

6.0 Election of Inspectors

6.1 Inspectors of Financials

President Dennis thanked both Ben Hilliard and Michael Bates for performing the 2022 internal review of the Association's financial records and asked for a statement of findings. Ben Hilliard stated that the review of the balances, year-end statements and balance sheets was complete with a \$670 discrepancy. He stated that this was not concerning and would likely reconcile in the coming months. The Treasurer stated that since the time of the financial review, he had found a \$670 credit to the pool funds; this refund was inadvertently not visible in the QuickBooks view but was accounted for. Mike Calabrese and Eric Alexander volunteered to serve as financial reviewers for the 2023 fiscal year.

6.2 Inspectors of Election

President Dennis stated that resident Sarah Broadwater was appointed chair of the ad hoc Nominations & Elections Committee at a prior board meeting. She executed all the duties of the chair but was unfortunately unable to attend the annual meeting. Her assistant, resident Cara Lanigan, was available to execute the meeting nominations and elections procedures.

7.0 Election of Directors

This year there were 3 board member positions to fill. Cara introduced the two lot owners who were nominated prior to the meeting: Charlie Goodell and Sasha Griffin. The floor was opened for a third nominee. Eric Alexander nominated Kelly O'Brien; the nomination was seconded, and she accepted the nomination. There being no other nominees or discussion, President Dennis closed the floor to nominations and proceeded to a voice vote.

- Cara Lanigan moved (Eric Dennis seconded) to elect by voice vote Charlie Goodell to the board of directors. With one opposed, the motion carried.
- Cara Lanigan moved (Eric Dennis seconded) to elect by voice vote Sasha Griffin to the board of directors. With one opposed, the motion carried.
- Cara Lanigan moved (Eric Dennis seconded) to elect by voice vote Kelly O'Brien to the board of directors. With one opposed, the motion carried.

President Dennis thanked the Nominations and Elections committee, congratulated the new board members, thanked the out-going board members for their service, and reminded those present that the bylaws require an organizational meeting of the new board to elect their officer positions within 30 days (preferably by two weeks).

8.0 Unfinished Business

8.1 Investigation of Need for Culvert Repairs (Ann Behrens)

At the prior 2022 annual meeting, there was considerable discussion regarding the potential need for culvert repairs along the marina road. The board, at that time, recognized the need to investigate further with an inspection and/or request proposals for repair work. Ann Behrens took the lead on this effort, with the assistance of resident Tony Calabrese. Ann sent out an informative email to the board on Oct 18, outlining the repair need and providing estimates for 3 contractors for culvert repair. The board approved Concrete Slab Jacking for approx. \$4k. The work was completed on Nov 10. Special thanks to resident Tony Calabrese.

Questions and Clarifications: Resident Jimm Rich asked if there was any consideration to stair-step the culvert. Ann responded that there was no plan to stair-step; it was the opinion of the contractors that the existing culvert design was probably over-engineered as it was.

9.0 New Business

9.1 Proposed 2023 Operating Budget (Jason Werner)

Using a projector, Treasurer Werner gave a line-item review of the proposed 2023 operating budget, using 2022 budget/actuals plus board/committee chair input to inform the proposed budget income and expenses. The following comments and questions are given in line-item order (though a few of the discussions occurred in an asynchronous manner). Jason Werner moved (Eric Dennis seconded) to approve the operating budget with the modifications discussed. With one opposed, the motion carried.

9.1.1 Income – Resale Package \$750 (expect 5 at \$150 ea.)

After Treasurer Werner explained this new income line item and the rationale for the proposed \$150 fee to title companies for resale packages, Michael Calabrese moved (Ben Hilliard seconded) to raise the resale package fee to \$400 (max allowed by MD law). Discussion included Kelly O'Brien sharing feedback of local title companies that \$150 was in alignment with the expected fee for a community of our size. There was a question about who our board liability insurance carrier was, which remained unanswered. There were 3 in favor of the motion, the rest were opposed, and the motion did not carry. Michael Calabrese moved (Eric Alexander seconded) to remove the \$150 resale package fee. After discussion, there were none in favor of the motion, and it did not carry.

9.1.2 Expenses – Social (\$3,650)

Aly Goudy (Social co-chair) spoke in general about the rationale for the increased budget request. The two main reasons for the increased budget were inflationary costs and increased participation at events. The Treasurer mentioned that, since alcohol was no longer permitted to be supplied by GOA to family events (and would instead be BYOB), some of the increased costs are defrayed. A few residents (Melissa Outland, Lisa Maria Cabrera) expressed a willingness to

sign up to bring more items to events to defray costs. Sasha Griffin suggested that participants could donate funds in lieu of signing up for food. Aly Goudy reminded the group that the social committee actually requested \$5,375 from the board. Kelly O'Brien, who was present at the board meeting which discussed budget requests, shared that the unfunded \$2,000 was requested to fund an offsite adult holiday party that would also require attendees to purchase tickets. The board did not approve this allocation in favor of continuing the long tradition of resident-hosted holiday parties (including the long tradition of looking for a willing host). Jimm Rich moved to adjust the social budget to the 2022 actual expenses of \$2,738. It was not seconded, and no vote was called.

9.1.3 Expenses – Pool

Conor Gilligan stated 16-20% increases in electric should be expected in 2023. The current line item for pool electric expenses of \$2,000 falls within that expected increase so no change was recommended. Ben Hilliard noticed the pool management fee was accelerating quickly and wondered if we were getting competitive bids. Heather Dodd replied that she would be getting quotes for next year. The 2023 increase is about 16% from 2022 mostly due to labor and in discussions with Ace Aquatics, the fee could be brought down to an 8% increase if the pool operating hours were decreased by one hour a day or went dark one day a week. Sasha Griffin inquired whether a survey could be sent out to pool users to get feedback about preferred pool hours and Heather replied that it was possible to do; a review of Ace attendance records indicates the time of 11-12 am daily as least attended hour and Wednesday as the least attended day. She asked the attendees if there were any changes that would like to be made at the meeting. There was no discussion. Josh Pasquariello asked if the urinal replacement was covered in the repair expense line item. Heather Dodd replied yes. There was an open question about gutter damage repairs and if this was covered in the existing budget. The Treasurer noted that he would remove the zeroed 'pool social' line item from the budget in future years.

9.1.4 Expenses – Tennis

Treasurer Werner noted a typo in the budget that tennis maintenance and repairs line item should be \$700 to give a subtotal of \$700 (no change to calculations on the spreadsheet). Tennis chair Phelps Kelley requested two line-items be used, one for purchasing equipment and one for maintenance and repairs. A resident requested that pickleball paddles and/or balls be low noise and was reassured.

9.1.5 Change in Net Assets / Reserve Shortfall

Ben Hilliard remarked that the reserve shortfall of approx. \$10K is not a surprise as there was a planned glideslope but increased operating expenses will probably eat into when the reserve target will be met. There was general recognition that a dues increase may need to be considered in future years.

9.2 Proposed 2023 Capital Expenditures (Jason Werner)

Using a projector, Treasurer Werner gave a line-item review of the proposed 2023 capital expenditures, using 2022 budget/actuals plus board/committee chair input to inform the proposed capital expenditures. The following comments and questions are given in line-item order (though a few of the discussions occurred in an asynchronous manner). Eric Dennis moved (John Erwin seconded) to approve capital expenditures with the modifications discussed. With one opposed, the motion carried.

9.2.1 General Discussion

Newly appointed Long-Range Planning Committee Chair Frank Cullen reminded those present that the capital expenditures review is an opportunity for feedback but that it is not actually part of the operating budget vote. He plans to meet with the board with a refined list of prioritized capital expenses in the near future. With regard to prioritizing, there was general agreement that safety issues would take priority over aesthetics if both could not be done in a given year. Frank Cullen recommended that the membership not vote on capital expenditures today, but President Dennis encouraged a vote. After discussion, there was general agreement that the vote did not necessarily mean the funds are required to be spent, especially if the line item is deprioritized due to it being a nonsafety issue, or the third-party reserve study is modified. The funds are set aside if the board determines the item needs to be done. It is an accounting exercise. Ben Hilliard asked if an item is approved by the community and the board decides not to complete the item, is there a legal matter? Tom White stated that if the board performs its fiduciary responsibility by using third-party recommendations that an item is not needed, then the board should be free from liability.

9.2.2. Fence Repair (\$5,618) / Front Signage Renovation (\$5,514)

Heather Dodd moved (Ross McNair seconded) that the board use discretion to strike the pool parking lot/tennis court wooden Fence Repair (\$5,618) and Front Signage Renovation (\$5,514) if there are more pressing capital expenditures, especially for safety prioritization. With one opposed, the motion carried.

9.2.3 Marina- \$0

Even though Marina Chair Chet Goudy (who was not present) did not recommend immediate electrical upgrades to the marina as outlined in Section 5.3 and based on a contractor's opinion, there was a general sense by several present that this should be included in the 2023 plan since safety would be increased with the upgrades. In the meantime, 'No Swimming' signs should be posted. Frank Cullen moved (Conor Gilligan seconded) to add \$29,000 to the marina line item for electrical upgrades/safety. With one opposed, the motion carried.

9.2.4 Tennis Court Resurfacing- \$18,000

Tennis Chair Phelps Kelley requested the tennis court resurface be adjusted to \$19,000. The treasurer agreed to make the adjustment.

9.3 GOA Amenities Survey (John Erwin)

Vice-President John Erwin announced he is working on a board survey to get resident feedback on amenities and more. The electronic survey is expected to be ready in the March timeframe.

9.4 Community Concerns

President Dennis opened the floor for community concerns. None were brought up at this time.

10.0 Documentation of Main Motions

1. Cara Lanigan moved (Eric Dennis seconded) to elect by voice vote Charlie Goodell to the board of directors. With one opposed, the motion carried.
2. Cara Lanigan moved (Eric Dennis seconded) to elect by voice vote Sasha Griffin to the board of directors. With one opposed, the motion carried.

3. Cara Lanigan moved (Eric Dennis seconded) to elect by voice vote Kelly O'Brien to the board of directors. With one opposed, the motion carried.
4. Jason Werner moved (Eric Dennis seconded) to approve the operating budget with the modifications discussed. With one opposed, the motion carried.
5. Michael Calabrese moved (Ben Hilliard seconded) to raise the resale package fee to \$400 (max allowed by MD law). There were 3 in favor of the motion, the rest were opposed, and the motion did not carry.
6. Michael Calabrese moved (Eric Alexander seconded) to remove the \$150 resale package fee. After discussion, there were none in favor of the motion, and it did not carry.
7. Jimm Rich moved to adjust the social budget to the 2022 actual expenses of \$2,738. It was not seconded, and no vote was called.
8. Eric Dennis moved (John Erwin seconded) to approve capital expenditures with the modifications discussed. With one opposed, the motion carried.
9. Heather Dodd moved (Ross McNair seconded) that the board use discretion to strike the Fence Repair (\$5,618) and Front Signage Renovation (\$5,514) if there are more pressing capital expenditures, especially for safety prioritization. With one opposed, the motion carried.
10. Frank Cullen moved (Conor Gilligan seconded) to add \$29,000 to the marina line item for electrical upgrades/safety. With one opposed, the motion carried.

11.0 Adjournment

President Dennis adjourned the meeting at 8:50pm.

12.0 Local Council Reports

12.1 Arnold Preservation Council (Sarah Broadwater)

The Arnold Preservation Council (APC) was first established in 1999. APC is an all-volunteer council representing over 10,000 households on the Broadneck Peninsula. The mission of the APC is to unite Arnold residents to enhance its identity as a desirable community that preserves its rural heritage and environment by advocating responsible growth, linked neighborhoods, local small businesses, and excellent schools.

In 2022, the APC discussed the following topics:

- Chick-Fil-A near the Arnold CVS
- Tommy's Car Wash near Mother's Peninsula Grille
- Widening northbound Route 2
- Anne Arundel County's Clean Water Program and Septic to Sewer Connections
- General Development Plan for Anne Arundel County - Plan2040

For more information on the APC please visit: <https://arnoldpreservationcouncil.org/>

The Glen Oban Association (GOA) is seeking a new representative to attend regular APC meetings. Meetings occur monthly/bi-monthly on a weeknight evening at a location in Arnold and/or via Zoom. Please contact the GOA Board if interested.

12.2 Asquith Creek Charitable Trust (Charlie Goodell)

The ACCT was originally formed in 1980 by several individuals in Arnold. It is a trust created in perpetuity unless specifically extinguished. In 2005, through the voluntary contributions of a number of individuals, the ACCT received permission to dredge the channel leading to Asquith Creek and to install navigational markers through the channel. The cost of the dredging was approximately \$60,000. The normal effectiveness of such dredging is approximately 15-20 years. After that dredging operation, the DCCT has remained dormant. The only remaining Trustee is Patrick Thompson who resides in Severn View and has the files of the DCCT related to the dredging operation that he received from Barbara Mulholland. I have spoken to Pat several times about reviving the DCCT with the neighboring communities of Severn View, Wroxeter and Rugby Hall. It is Pat's view, which I share, that maintaining a navigable creek adds value not only to the boaters who use the creek, but to the property values of the adjoining communities as well.

Pat has provided me with contact names and numbers in the other communities and I have agreed to contact them in an effort to revive the DCCT. Assuming there is agreement among the communities, several steps should be undertaken, including evaluating the channel to estimate when new dredging may be necessary, exploring the funding for such dredging and continuing steps to preserve Asquith Creek. I will report back to the Board as we proceed. If there are questions, please call me at 410-459-2245.

Charlie Goodell

12.3 Greater Severna Park Council (Michael Bates)

As of this submittal, no report received.

12.4 Growth Action Network (Ann Fligsten)

The Growth Action Network envisions environmentally sustainable, well-planned, and managed Anne Arundel communities and government owned properties where citizens are engaged, neighborhoods thriving, development is limited, and redevelopment is a land use priority.

In 2022, GAN's advocacy included:

- Support for improvements in the Ag tourism bill
- Support for improvements in OPZ's survey processes
- Opposition to increased development density around Ft. Meade
- Opposition to increased development in the watershed
- Continuing advocacy for all county meetings to be in hybrid format
- Monitoring the progress of the Stakeholder Advisory Committees in Regions 2, 4, and 7

In 2022, GAN's member education efforts included:

- Nataf review of AACo Spring Survey
- Nataf analysis of 2022 election results
- Annual meeting presentation by Rec and Parks
- Video statements on growth by candidates for County Executive and County Council
- Video on SAC Region 2 – Jessup issues
- Video on SAC Region 2 – West Issues
- Video on forest destruction by Watershed
- Video on the impact of uncontrolled growth

In 2022, GAN's regular meeting schedule included:

- County Executive Pittman
- Key staff in the County Executive's Office
- The Planning Officer and key staff in OPZ

Plus, GAN held ad hoc meetings with council members, including Ms. Haire, Ms. Fiedler, Ms. Lacey, Ms. Pickard, and Ms. Rodvien and we are organizing an outreach campaign to reach all members of the 2023 council.

Those are all in addition to our newsletters, advocacy strategy for 2023, and a social media strategy implementation in 2023.

For questions, please contact our GOA rep, Ann Fligsten, or the GAN Chair, Matt Minahan, at chair@growthaction.net.

12.5 Severn River Association (Val Culotta & Jimm Rich)

The Severn River Association (SRA) is active in a number of initiatives on the Severn. There is a link to the current SRA newsletter below. GO parents should take note of the activities for students to work and learn with SRA. The sub-aquatic vegetation survey is highlighted in the August newsletter, link provided below.

JAN issue of SRA news

[Severn River Association in 2023 \(campaign-archive.com\)](https://campaign-archive.com)

AUG issue of SRA news

[August News Along the Severn \(campaign-archive.com\)](https://campaign-archive.com)

One of the initiatives that Glen Oban can participate in directly is Maryland Grow Oysters (MGO). The community was active in this program for a number of years, but I think participation has dropped off. I would like to see more community engagement with MGO. Jesse Iliff, Executive Director of SRA, has indicated that he would like to meet GO residents in a Zoom meeting to discuss all the programs that SRA sponsors and solicit people that want to support MGO in the neighborhood. I will be reaching out to the board to make that happen. More on that to follow.

[Marylanders Grow Oysters « Severn River Association](#)

Also want to point out that WSA is active in Glen Oban. Neighbors Janet Aljunaidi and Sara Wagoner are WSA students in the current class. It's great to have WSA members of the community.

Janet and Sara will be planning rainscaping projects in Glen Oban that help our community contribute to a healthier Severn River.

[Anne Arundel County Watershed Stewards Academy | Restoring Local Waterways \(aawsa.org\)](https://aawsa.org)

Attachments:

1: 2023 GOA Approved Budget

2: 2022 Balance Sheet

3: 2022 Profit & Loss

ATTACHMENT 1

2023 Approved Budget

	2022			2023
	Budget	Actual	Variance	Budget
INCOME				
Dividends	25.00	0.00	-25.00	25.00
HOA Fees	87,150.00	87,150.00	0.00	87,150.00
Marina Fees	21,750.00	21,759.50	9.50	21,750.00
Resale package	0.00		0.00	750.00
Late Fees	0.00	100.00	100.00	0.00
Total Income	108,925.00	109,009.50	84.50	109,675.00
EXPENSES				
General		37.50		
Accounting & Tax	1,000.00	895.00	-105.00	1,000.00
Admin	500.00	416.50	-83.50	500.00
Bad Debt	0.00		0.00	0.00
Donations	400.00	80.00	-320.00	200.00
Insurance	2,700.00	2,205.00	-495.00	2,700.00
Landscaping Supplies	800.00		-800.00	400.00
Landscaping Contract	6,500.00	7,282.00	782.00	7,300.00
Legal/Professional Services	0.00		0.00	0.00
Maintenance & Repairs	1,500.00		-1,500.00	1,500.00
Playground	1,000.00	351.75	-648.25	1,000.00
Property Taxes	2,500.00	2,505.33	5.33	2,500.00
Security			0.00	0.00
Social	2,560.00	2,737.73	177.73	3,650.00
Website	700.00	625.00	-75.00	350.00
Welcoming Committee		44.52	44.52	200.00
Entrance - Water & Electric	400.00	279.03	-120.97	400.00
Total General Expenses	20,560.00	17,459.36	-3,138.14	21,700.00
Marina				
Electric	1,300.00	1,538.32	238.32	1,300.00
Supplies	100.00	1,906.86	1,806.86	100.00
Water	800.00	171.37	-628.63	800.00
Repairs	2,000.00	3,890.00	1,890.00	2,000.00
Abandoned Boat Removal	0.00		0.00	0.00
Total Marina Expenses	4,200.00	7,506.55	3,306.55	4,200.00
Pool				
Electric	2,000.00	1,669.18	-330.82	2,000.00
Maintenance	800.00	395.00	-405.00	800.00
Management	26,000.00	28,179.50	2,179.50	31,550.00
Permits and Inspections	400.00	350.00	-50.00	400.00
Repairs	3,000.00		-3,000.00	6,000.00
Supplies	4,000.00	551.18	-3,448.82	500.00
Water	300.00	447.42	147.42	300.00
Telephone	440.00	425.44	-14.56	440.00
Total Pool Expenses	36,940.00	32,017.72	-4,922.28	41,990.00

ATTACHMENT 1, CONT'D

2023 Approved Budget

Tennis Courts				
Maintenance and Repairs	500.00	117.03	-382.97	700.00
Total Tennis Expenses	500.00	117.03	-382.97	700.00
Total Expenses	62,200.00	57,100.66	-5,136.84	68,590.00
Change in Net Assets	46,725.00	51,908.84	5,221.34	41,085.00
	reserve target	50,500.00		51,500.00

Marina Activity	2022		2023	
Marina Revenue	21,750.00	21,759.50	9.50	21,750.00
Marina Expenses	4,200.00	7,506.55	3,306.55	4,200.00
Marina Capital Expenditures	0.00	0.00	0.00	0.00
Marina Net Income	17,550.00	14,252.95	-3,297.05	17,550.00

Capital Expenditures	2022		2023	
General	2,656.00	4,018.65	1,362.65	
Fence Repair				5,618.00
Front Signage renovation				5,514.00
Marina	0.00		0.00	0.00
Pool Concrete repair	8,644.00		-8,644.00	
Pool parking paving				1,380.00
Tennis Court Paving	13,801.00		-13,801.00	14,630.00
Tennis Nets and pickleball equipment				935.00
Tennis Courts resurface				19,000.00
Marina Electrical update				29,000.00
Total Capital Expenditures	25,101.00	4,018.65	-21,082.35	76,077.00

Reserves Analysis (EOY Balance)	2022		2023	
Reserves	90,799.00	116,957.29	26,158.29	81,965.29
Operating Capital	30,000.00	30,000.00	0.00	30,000.00
Total Liquid Assets	120,799.00	146,957.29	26,158.29	111,965.29

	Reserve target	96,143.00	123,758.00
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ATTACHMENT 2

Glen Oban Association Balance Sheet

As of December 31, 2022

	Total
ASSETS	
Current Assets	
Bank Accounts	
BB&T Checking Connected	90,796.33
Schwab Brokerage	56,160.95
Total Bank Accounts	\$ 146,957.28
Accounts Receivable	
Accounts Receivable	0.00
Total Accounts Receivable	\$ 0.00
Other Current Assets	
Prepaid Expenses	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$ 0.00
Total Current Assets	\$ 146,957.28
Other Assets	
Buildings & Grnd. Playground	7,000.00
Buildings & Grounds	66,474.56
Buildings & Grounds - Depr.	-54,564.42
Marina	22,386.76
Marina - Accum. Depreciation	-3,950.71
Pool	49,603.00
Pool - Accumulated Depreciation	-9,941.55
Tennis Courts	23,696.64
Tennis Courts - Depreciation	-2,357.96
_Invest Adjust	0.00
Total Other Assets	\$ 98,346.32
TOTAL ASSETS	\$ 245,303.60
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	0.00
Total Other Current Liabilities	\$ 0.00
Total Current Liabilities	\$ 0.00
Total Liabilities	\$ 0.00
Equity	
Opening Balance Equity	18,554.63
Retained Earnings	178,741.75
Net Income	48,007.22
Total Equity	\$ 245,303.60
TOTAL LIABILITIES AND EQUITY	\$ 245,303.60

ATTACHMENT 3

Glen Oban Association
Profit and Loss
January - December 2022

	Total
Income	
Homeowners Fees	87,150.00
Late Fees	100.00
Marina Fees	21,759.50
Total Income	\$ 109,009.50
Gross Profit	\$ 109,009.50
Expenses	
Expenses - Tennis Courts	117.03
Expenses Marina	0.00
Marina electric - x60000	1,538.32
Marina Supplies	1,906.86
Marina water	171.37
Marine repairs	3,890.00
Total Expenses Marina	\$ 7,506.55
Expenses Pool	0.00
Pool electric - x40000	1,669.18
Pool Maintenance Expenses	395.00
Pool Management	28,179.50
Pool permits and inspection fee	350.00
Pool supplies	551.18
Pool water	447.42
Telephone	425.44
Total Expenses Pool	\$ 32,017.72
Expenses- General	37.50
Accounting and tax	895.00
Administrative	416.50
Donations	80.00
General - Capital Projects	4,018.65
Insurance	2,205.00
Landscaping - Contract	7,282.00
Playground	351.75
Property Taxes	2,505.33
Social	2,737.73
Water & Electric at entrance	279.03
Website	625.00
Welcoming Committee	44.52
Total Expenses- General	\$ 21,478.01
Total Expenses	\$ 61,119.31
Net Operating Income	\$ 47,890.19
Net Income	\$ 47,890.19