

**Minutes of the Annual Meeting
Of the Glen Oban Association
February 25th, 2019**

A. Roll Call and Proof of Quorum. President Eric Dennis called the meeting to order at 8pm. The roll of residents was called and after taking attendance and tabulating completed proxy forms it was noted that a quorum was present, which allowed the meeting to proceed. 40 Residents, 11 proxies

B. Proof of Notice of Meeting. In compliance with GOA By-Laws, the GOA Secretary, Eric Alexander, stated that he had proof of mailing regarding Notice of the Meeting.

Current evite list showed: 159 sent, 40 yes, 11 no, 38 unread.

Follow up email sent via current GOA google group with attachments: 1 returned as unread = paul@valentinegraber.com.

A hand delivered announcement was placed in the postal box of all residents yet to open evite

A sign was placed at exit to community.

Eric Alexander then gave a brief discussion as to the use of the Evite in tracking responses; and all residents in attendance were provided with a form to elect to receive electronic announcements of GOA BOD meetings as well as Annual Meetings.

C. Presentation of the Annual Meeting Minutes. As the next order of business, a Motion was made and seconded to approve the Minutes of the 2018 Annual Meeting as submitted. A motion was made by Groff to approve the minutes as written, and it was seconded by Bates. The Minutes were unanimously approved by voice vote.

D. President's Report. New President elect Eric Dennis thanked everyone for coming, and called for the Committee Reports.

E. Committee Reports.

1. Landscaping. Ann Behrens- We will continue with Chris Buckley for our landscaping needs. No major issues this year, some minor irrigation lines were repaired, some tree removal.

-Question: Mike Mumma- Do we know who is in charge of repairing/replacing the lights not working at entrance sign to community?

-Answer- Ann- Lance usually does it for us.

2. Marina. Joe Mayer- 1 vacant slip remains. Redecking project is ~75% complete with cost to date ~\$7,000, with original bids of \$25,000-\$40,000; so many thanks to all of the residents that pitched in to help: Hilliard, Dennis, Moghtader, Curran, Gibson, Ledford, Alexander, Broadwater, Siekamn, Warner, Calabrese, and others. An additional issue of repair/concern is the aging water lines, with a request to repair/replace those; and the thought that a pressure reducing valve to be installed at the top of the hill would help prevent further damage.

No Questions.

3. Playground Committee Report. Submitted by Steve Broadwater, GOA Playground Committee Chairperson: And reported by Doug Seikman- the GOA Playground is an asset that is utilized by many members of the community.

a. The newly assembled playground committee consists of Doug Siekman and Sarah & Steve Broadwater.

b. The primary focus areas of the committee in 2018 were the playset, swingset and sandbox areas.

c. Playset Area

i. The mulch was in severe need of replenishment, as the black plastic underlayment was protruding in multiple areas.

ii. Multiple inches of fresh mulch were spread throughout the playset area under conditions that were comparable to the surface of the sun.

1. A special thank you is extended to Greg Griffin for providing his assistance during this process and preventing further heat exhaustion.

iii. There is a minor crack in one of the support posts that does not appear to compromise the structural integrity of the overall playset.

1. Steve verified by taking a trip up the ladder and down the sliding board.

- iv. A few loose bolts/fasteners were tightened.
- v. The Playset Area may require additional mulch in 2019, especially as a result of the multiple heavy rains in 2018.
- d. Swingset Area
 - i. Mulch was added around the support posts and under each swing.
 - ii. During the extremely rainy summer there was a propensity for water to pool under the swings. This resulted in muddy conditions days after the rain stopped. This will be an area of improvement in 2019.
- e. Sandbox Area
 - i. The sand was in relatively good condition and was thoroughly raked to remove various debris.
 - ii. Several toys that were in the sandbox were in bad shape with rough edges, etc. and were disposed of accordingly.
 - iii. The Sandbox Area is not expected to require much, if any, monetary investment in 2019.
- f. Surrounding Areas
 - i. The shrubs/trees/etc. in the surrounding areas were trimmed and mulched using excess mulch from the initial delivery.
- g. Items for Discussion
 - i. Budget
 - 1. Please clarify the overall budget for the Playground Committee.
Ben Hilliard responded-\$1,000
 - ii. Basketball Court
 - 1. Does this area fall under the Playground Committee? Heather Dodd stated Playground committee is responsible
 - 2. If it does fall under the Playground Committee, there is interest in adding a deck box-type of storage unit for basketballs, footballs, etc. to be stored for use. Heather Dodd said Yes
 - iii. Potential additions:
 - 1. Sand-style volleyball court behind the tennis courts?
 - 2. Horseshoes
 - 3. Corn hole boards
 - 4. Storage box for sandbox toys
 - 5. Soccer or lacrosse nets
 - iv. Please be reminded to not leave trash in the playground, with a special emphasis on plastic water bottles and Popsicle wrappers.
 - v. The tether ball was replaced by someone in the community (definitely needed replacement). Thanks to whomever did this and please be sure to be reimbursed from the GOA.

Questions: None.

4. Pool. Reported by Heather Dodd- Pool Manager

The State of the Pool is Smooth, which many of you know is a big improvement from the extremely rough plaster we had in 2017.

In the spring of 2018, we completed a large renovation project of the pool, just in time to enjoy it for the full summer season. The aging coping (concrete edging) was replaced, and the pool plaster was completely resurfaced. It is in great condition and ready to serve us for many more years as a beautiful asset of our neighborhood. Last year at our annual meeting, up to \$40k was approved for the renovation, and I'm pleased to say it came in well under-budget at \$31.8k.

Question: Mike Mumma- How can there be an \$8,000 savings when line item for operation budget only showed \$765? Treasurer Ben Hilliard stated that this was an accounting matter to allow for depreciation as opposed to an expense.

For normal operations (i.e., not the renovation), we also came in \$765 under budget for the 2018 year, and that was even with purchase of additional tables and chairs. This will double the number of tables and seating available at the pool this coming season. This was very much in need with more families using the pool on a daily basis, and I'm grateful to have it for the 3 community parties at the pool this summer.

We will be using DRD again this year. They continue to provide us with good service and maintenance.

And, very importantly, I'd like to thank Laurie Dennis who has stepped down from managing the pool for over a decade. It takes quite a few volunteer hours to manage the pool and keep this asset safe for us, and she has done this with grace and patience. Thank you Laurie!

I'm sure we are all looking forward to warmer weather and the pool opening this Memorial Day along with our first community party. Keep an eye out for community/pool clean-up in May.

Questions-None.

5. Security. Reported by Ray Fanning-The Anne Arundel County Police department Eastern District reports that police are responding to many calls for vehicle theft from autos. They recommend that all vehicle doors be locked at all times when parked. To help deter these thefts please park your vehicle in a well-lighted area and ensure that the vehicle is locked when not in use (even at your house).

Reminder: The best deterrent to most Security Challenges is an aware neighborhood. Actions to take include reporting any incidents promptly to police (only the property owner can make the police report), posting the information on any incidents to the Glen Oban Web site, watching out for your neighbors and making sure that Glen Oban residents and their guests obey the law and are courteous and respectful to everyone in the community.

Questions- (not sure who asked) - What is the proposed "Speed Camera" for in the budget?

Answer- Ray Fanning said he did not know.

Treasurer Hilliard responded this was a topic to be discussed during the presentation of the Budget.

6. Social. Presented by Secretary Alexander in Kevin Gibson's absence. The GOA social chair transitioned from Amy Hilliard to Kevin Gibson on 6/1. I would like to publicly thank Amy for her 3 1/2 years of service to the community, she did a wonderful job and I hope to emulate her.

We had another great year of events attendance seems to be rising as more new families come into the community. Our thanks go out to all the community members who volunteered to host events, and I look forward to continued engagement from the great residents that live in Glen Oban.

Again our gratitude goes out to the following event hosts:

Easter Egg Hunt, Jason Werner and Heather Dodd

Memorial Day party, Tom & Shannon Bray

July 4th, Kevin and Colleen Gibson

Labor Day, Kelly and Doug Siekman

Halloween, Kelly Miller & Mark Flasar

Adult Holiday Party, Kelly and Andrew Ledford

Children's Holiday Party - Kevin and Colleen Gibson

Recommended other residents feel free to step forward to volunteer to host

Questions- None

7. Tennis Courts.

Tennis Court Committee. Presented by Secretary Alexander in Phelps Kelley's absence. Submitted by Phelps Kelley, GOA Tennis Committee Chairperson:

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. We also offer a weekly adult tennis clinic in the spring, summer and fall. All instructors are required to submit proof of Liability Insurance before classes begin. In terms of maintenance and upkeep of the courts:

- a. The courts were repaired and repainted in 2015. We had a 2-year guarantee that all pre-existing cracks that were repaired will not crack again for 2 years, which has now expired. Unfortunately, new cracks continue to appear, as this is the downside of having an asphalt surface. This past year we did not have significant cracks appear and it was my judgement not to enlist the asphalt repair company to do the annual maintenance. Although I still believe this is a good way to maintain the integrity of the surface and lengthen its life. I recommend we do this again on a yearly basis and this could be achieved for approximately \$700 a year.

- b. The gate at the rear of the tennis courts was damaged last year due to a structural failure of one post and I investigated the cost of the repair, which included removing and reinstalling the post. I contacted 4 companies only 1 of which actually responded and quoted a price of their minimum fee of \$1000. Although the fence is covered by the GOA insurance policy I was never able to ascertain the deductible of the policy. I also spoke with Laurie Dennis about doing this repair at the same time as the fence upgrade for the pool. Otherwise the fence is generally OK, although there is rust on most of the posts at the surface level, which indicates structural decline and damage. The wind-screens were replaced in 2017 and are guaranteed for 5 years, but do require occasional maintenance of the plastic connections to the fence.
- c. The parking lot has major wear and cosmetic damage. It will need to be re-surfaced when the budget will allow for this expenditure.
- d. The two benches are in fair condition and typically require a few boards to be replaced each year.
- e. The backboard is in fair condition although the panels are slightly bowed and will require some additional deck screws to refasten it to the wooden frame. This is a project I plan to attack this spring.

I am asking the Board to consider budgeting \$800 to cover the cost of a fall crack repair application and the purchase of a few pressure treated 2 x 4 boards for the benches. I will follow up with Laurie Dennis concerning the fence upgrade/repair this spring.

Questions: Someone asked if we know what it would cost to repair Tennis Parking Lot as it has become “pretty unsightly.”

No actual number was found in previous minutes, and Treasurer Hilliard responded that it will be a topic for the next Committee- the Long Range Planning committee who is tasked with planning how to allocate resources for and budget major renovations and repairs.

Heather Dodd remarked that it did seem like the Tennis Courts had been closed one day for crack repair.

Treasurer Hilliard stated No Invoice was received for said work, so must have been under warranty.

8. Long Range Planning Committee- Jason Werner Chairperson- introduced himself as point of contact and stated that he plans to host a get together at his home in the next 2-3 weeks, to which Heather Dodd corrected him that it was in fact their home, with the purpose to come up with some ideas for improving as well as maintaining the community. He stated that Doug Seikman and Ben Hilliard had already showed interest, and that anyone else could contact him directly. The goal of the committee is two things;

1) Put out a Long Term Budget- for example the Pool that just had a major renovation.

2) Discuss ideas that have come about: Pavilion at the Pool, Marina Upgrades, Community Garden, New Light posts. He stressed that there will be Wants & Needs but hope is to merge them together.

F. Local Council Reports:

1. Arnold Preservation Council (APC). Rita Cavanaugh

The Arnold Preservation Council was first established in 1999. is a non-profit 501(c)3 organization.

The Mission of APC

Is to unite the people of Arnold, preserve its rural heritage and enhance its environment by advocating responsible growth, linked neighborhoods, local businesses and excellent schools.

The council meets in Fellowship Hall at Asbury Methodist Church on the 2nd Monday of every other month at 7:30pm with recommendation to go on the website to see current happenings and status of developments.

Topics of recent discussion have included: dealing with congestion on Ritchie Hwy and a feasibility study for widening the lanes similar to what was done with Route 50 Bridge, or focus on using alternate routes instead.

Additionally, there was discussion about a proposal for 29 Houses on E. Joyce Lane.

Question:

Heather Dodd asked about development of Wroxeter Estates- discussion was had amongst Rita Cavanaugh and Ben Hilliard that 4 homesites are scheduled on the 29 acres, with the county recently extending the forest easement buffer from 150’ to 300’ on Asquith Creek, with a 6 foot mulched path allowed for homeowners to gain access to their dock.

Mike Mumma asked about plans for new Montessori school?

Ben Hilliard stated he is involved in the process; and it is designed to be a “Farm Based” Middle School of 19 students, bussed in from the primary campus on Baydale and thus have minimal impact.

An additional question was asked about maintenance of the Asquith Creek Channel and would the Wroxeter residents be contributing to that?

Ben Hilliard answered that it may be a voluntary ad hoc arrangement with nothing formal.

Jason Werner commented that Dick Mulholland would be a Point of Contact for this and possibly a topic for the long range planning committee.

2. Growth Action Network (GAN) of A.A.Co. Ann Fligstein-reported by Eric Alexander in her absence. A network that grew out of APC consisting of environmental groups and homeowners associations, that focuses on rational planning of Anne Arundel County. Topics discussed in February included a new Bay Bridge.
No Questions
3. Greater Severna Park Council (GSPC). Michael Bates- discussed that Earleigh Heights Fire Station is in desperate need of updating ladder trucks to contend with the height of the new Severna Park High School, as well as the multiple “high rise” type assisted living and retirement condominiums. One solution proposed has been to move the current building to the back corner of the property on Magothy Bridge Road and then lease out the Ritchie Hwy frontage into 3 separate parcels, and utilize that income for the necessary upgrades.

G. Nominating Committee Report. President Dennis next introduced the new Directors and Board Members, and made a motion that he and Eric Alexander be elected to the Board to replace the vacancies left by Steve Hamilton and Paul Schratz. The motion was approved by voice vote.

Question- Mike Mumma asked- if any independent review was performed of the community finances and accounts as was proposed at the previous GOA Meeting?

Ben Hilliard replied that an independent review was done by Eric Keitz.

Mike Mumma asked if it had also been done by two community residents, not on the Board

Ben Hilliard stated that no one stepped forward and then asked for volunteers.

Don Kelly volunteered to serve in such a role.

H. Old Business: President Dennis stated that Old Business was the next topic for discussion, and that would concern the updating of the Bylaws and Covenants. He then read from the minutes of a previous BOD meeting where Steve Hamilton had stated where we left off was with the recommendation for full involvement and understanding of all residents before voting. And although a public forum had been created on the GOA website, and an attempt at a meeting hosted by Andrew Ledford along with Sage Mumma to provide a Q & A neither of which proved to be sufficient enough; and that he would now like Eric Alexander to discuss the proposed updates and amendments.

Steve Shantzis immediately asked if we would be taking a vote tonight.

Ben Hilliard answered, no.

Carolyn Bates made a motion to establish a new Special Meeting with enough notice to the residents to have a Q & A about all proposed updates and amendments in a line by line fashion, and any residents who choose not to attend then so be it.

Jerry Kafka then agreed that there should be a Special Meeting, and it would likely last several hours; but that he also had learned according to the updated bylaws in Section 5.11 that all residents need to be provided a copy of the Budget at least 30 days before a vote, and that Maryland state law supersedes the current bylaws. Therefore, he stated in furtherance of the current motion, to have another meeting to deal with the Budget 1st and spend the rest of the time dealing with the Bylaws.

Carolyn Bates repeated her motion- To have the Board hold another meeting within 60 days, to 1st approve the Budget, and then discuss the Bylaws, and possibly make a motion to vote on line items of the Bylaws as proposed. The motion was seconded and approved by both a voice vote as well as a unanimous show of hands.

K. Adjournment. A motion was made to adjourn the Meeting, and the Motion was duly seconded and approved by voice vote. The meeting was adjourned at 9:48pm

