

**Glen Oban Association  
Annual Meeting Minutes**

**Meeting Date:** February 15, 2024

**Location:** Woods Church Fellowship Hall

**Time of Day:** 7:00 pm

**1.0 Roll Call and Proof of Quorum**

President Charlie Goodell called the meeting to order at 7:00 pm. There were 40 lot owners present and 25 proxies represented at roll call. The total of 65 exceeded the 51% required for quorum (42 lot owners), and the meeting was allowed to proceed. Of note, one lot owner 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 17 Jan (with proposed budget and other materials attached); reminders and additional materials were emailed on 6 Feb and 14 Feb. For the 10 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 17 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 14 Feb.

**3.0 Reading of Minutes of Preceding Meeting**

The minutes of the prior annual meeting held on February 23, 2023, 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 introduced new families. He reminded attendees of the voting procedure: one vote per lot after a proper motion, second, and focused discussion. Votes would be counted by first the attendee votes and then the proxy votes. He encouraged that members use the microphone when recognized for speaking.

The President's Report was distributed prior to the meeting and is provided here.

**4.1 President's Report**

This has been a busy year for the community, the Board, and the Committees. We have accomplished a number of projects and had very successful social events over the course of 2023. Please join me in thanking all of our Board members, Committee Chairs, and committee members. Without their efforts, our successful year could not have been realized. You will have received the committee reports along with this report and we will acknowledge and thank them individually at the Annual Meeting. We encourage all of our community members to volunteer for the Board or committee positions as they are able, as this brings our community closer together.

The following matters have been addressed in 2023:

The condition of the pier and its repair/replacement was addressed by the marina working group as well as the Board, the work described separately in my message to the community previously distributed. It will be a continuing project for the coming year to refine the marina needs, timetable, and funding. The Board’s proposal for a dues increase for that funding will be up for discussion and hopefully approval at the Annual Meeting.

The Long-Range Planning Committee has been active on a number of community issues, including investing part of our Reserve Fund into a Schwab account with investment returns.

A number of projects have been completed on behalf of the community, including electrical repairs to the marina, repaving the pool parking lot, repaving the tennis court parking lot and a facelift of the tennis courts, with some resurfacing and painting.

A committee was created to review and revise the Bylaws, which were then reviewed and approved by the Board and await community approval at the Annual Meeting.

The Board approved two new procedures, including the Resale Package Preparation for new home buyers, and the GOA Google Group Usage Guidelines and Rules of Decorum to insure appropriate use of that site.

The Asquith Creek Charitable Trust has been revived for the purpose of dredging the creek, with members of Glen Oban, Rugby Hall and Severn View participating. Jimm Rich has kindly agreed to spearhead that effort on behalf of Glen Oban. It will be a multi-year project.

In the miscellaneous category, we now have a new website, thanks to the work of Kelly O’Brien. We encourage everyone to explore it and use it to the fullest extent. We successfully reversed a harebrained county proposal to zone the common areas of Glen Oban as residential. In addition, the Board has proposed a remedy for returning the Board member elections to the customary 2-2-3 year rotation for purposes of continuity and institutional knowledge for the Board. Finally, we have revised the fee structure for slips at the marina to make the fees more equitable and raise additional funds for the community.

Questions and Clarifications: None

*4.2 Treasurer’s Report*

Our current Truist bank balance (as of 2/15/2024) is \$ 19,948.79, and Schwab (reserve) is \$127,175.72.

2023 P&L

As of 31 DEC 2023:

<b>Income Category</b>	<b>Income \$</b>	<b>Expense Category</b>	<b>Expenses \$</b>
Resale Package	600	Marina	6,786.63
Homeowner’s Fees*	87,240	Pool	50,337.13
Marina Fees	20,130	General	20,886.26
Late fees	0	Tennis	33,777.34
Investment Income	3,836.09		
Products/Services	80		
<b>Total Income YTD</b>	<b>\$111,886.09</b>	<b>Total Expenses YTD</b>	<b>\$111,787.36</b>

\*= includes \$90 in pool rental fees

We have completed the following capital improvements in 2023:

- Pool Parking Lot - \$11,750
- Tennis Court Resurface and Tennis Parking Lot - \$32,981.40
- Marina Electrical - \$5,155

Attached please find the approved budget, balance sheet, and P&L report.

Mike Calabrese and Eric Alexander have looked over the accounts as per the bylaws 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.

Discussions of the proposed budget, increased dues proposal, and proposed capital expenditures were deferred to New Business (section 9.0).

Questions and Clarifications: See Section 9.2 for dues increase questions, 9.3 for budget questions, and Section 9.4 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)*

2023 was another quiet calm year for this committee. Just the usual maintenance of lawn, gardens and replacements of plants as needed. The Glen Oban spring workday is a significant day for us as a neighborhood to volunteer and provide clearing, weeding, mulching, and planting around the community entrance, tennis court and playground areas.

Once a year Anne Arundel County provides us with a dumpster for disposal of bulk items. In 2023 we were assigned a fall pickup. Details are posted online when we receive them.

Outdoorscapes continues to do our mowing, mulching, and cleaning; Freestate Irrigation is maintaining the irrigation systems with the winterizing and spring opening.

Landscape contacts are Ann Behrens, John Moghtader, and John Erwin. We are always looking for new energy from neighbors.

Questions and Clarifications: None

### *5.2 Long-Range Planning (Frank Cullen)*

The LRPC is currently manned by Frank Cullen and Ben Hilliard. The purpose of this committee is to assist the GOA Board in maintaining an updated Reserve Study and its compliance to ensure that the GOA community assets are being maintained and/or replaced when needed. This includes recommendations on adequate funding which are needed through periodic community

dues increases. We also assist in working with contractors if needed in relation to community asset maintenance/replacement.

*Year 2023 Accomplishments:*

Some of the accomplishments listed below were performed with the help of community members not on the LRPC. We thank you for that help.

1. Revitalizing a separate reserve fund already established with Charles Schwab. It went dormant for several years. Funding was added to comply with the Reserve Study. The account balance is currently \$127K. The investment strategy was changed to invest in a US Treasury Obligations money market fund that is currently earning 5%.
2. Asphalt surfaces next to the pool and tennis courts were resurfaced.
3. Tennis court surface maintenance.
4. Electrical maintenance was performed on the GOA community pier.
5. Worked with Board members and other committee heads in looking at the GOA community pier situation. Much of this work has already been addressed in the GOA Presidents report.

*Year 2024 Projections:*

1. Delay wood fence and guard rail replacement by the pool parking lot for a later year when needed which differs from the Reserve Study.
2. Playground replacement for a budget of \$34K. This would include a safety assessment.
3. Renovation for the main GOA community signage and monument for a budget of \$5.5K. This does not include side walls.

Questions and Clarifications: None

*5.3 Marina (Chet Goudy)*

This past year there have been several improvements made to the marina.

A small but mighty improvement was a 3rd hinge at the gate to the dock. Previously, the existing hinges were not strong enough to hold the gate. As it would swing, it would slowly drop, eventually going for a dip in the creek. This not only hurt the gate but also the locking mechanism. I've taken the lock completely apart two different times and it seems that proper cleaning and lubrication has solved any issues. To further compliment the hinge, a rolling wheel was added to help support the weight of the gate.

New fire extinguisher boxes were added. One, sadly, was broken into and used maliciously on nearby boats. Since the cameras down there are inactive, no one could be brought to justice.

The existing electric was "repaired in kind" to clean up what we had. It looks great.

A few things that need attention:

- Spigot handles. They have either broken off or fallen off and lost in the water.
- Deck boards. Some need to be re-screwed down.
- The extinguisher box that is broken, and a new extinguisher.

- One rolling cart is useless, which only leaves one available.

\$1500 should be adequate to cover the above expenses.

I propose that a new DIY kayak rack be constructed by myself and anyone willing to help, as close to the pier as possible, on the left side as you walk to the pier. I recommend a total of 12 "storage spots" that will be labeled with the family name, and cost \$100 a year (due by May 31). Anything can be kept in the "spot" so long as it fits, and is considered a water accessory (aka kayak, canoe, SUP, or a rolled floating mat). The hope is to allow easier access. A "kayak rolling cart" to help move items will be stored at the rack for neighborhood use.

Questions and Clarifications: None

#### 5.4 Playground (Sarah & Steve Broadwater)

1. Expenditures: \$644.15 of \$1,000 budget spent in 2023, primarily on mulch and weed fabric for the playset area.
2. Playset Area
  - a. The mulch was completely removed, and the area was thoroughly weeded prior to installing weed-preventing landscape fabric over the whole area. After re-installing mulch, the weed growth during the course of the summer was substantially reduced relative to prior years.
  - b. The previously administered Reserve Study, Line Item 4.660 focused on the playground equipment with an earmarked expenditure of \$33,959 in 2024. The Playground Committee will engage an inspection service to determine the structural integrity of the unit and based on this information will create a proposal.
  - c. Replacement of the wood on the picnic tables and benches will be considered in 2024.
3. Swingset Area
  - a. Discussions have been had on the option of installing an additional swing designed for infants. This could be accomplished by either expanding on the existing structure or installing a new structure.
4. Sandbox Area
  - a. Several toys that were in the sandbox were in bad shape with rough edges, etc. and were disposed of accordingly.
5. Basketball Court
  - a. The basketball court area continues to be trimmed to enable access to the basketball hoop.
  - b. The only additions to the deckbox of sporting equipment made during 2023 were household donations. There is still the fundamental issue of people not returning items to the deckbox. As a reminder, a lock was unsuccessfully tried in the past (either kids couldn't open it or the lock would be left unlocked...and was ultimately found in the trees).
6. Surrounding Areas

The tetherball was replaced twice in 2023.
7. Items for Discussion
  - a. Budget: No changes proposed.
  - b. Playset Information: do we have any record of the installation date for the playset?

c. Please be reminded to not leave trash in the playground, with a special emphasis on plastic water bottles and popsicle wrappers.

Questions and Clarifications: None

### *5.5 Pool (Heather Dodd)*

Another great year at the pool is in the books! The 3 Glen Oban summer community parties were well-attended. We are gearing up for the 2024 pool season with a few changes:

New pool management in 2024:

Due to increasing annual costs for pool management and a lack-luster start at the 2023 Memorial Day party, we interviewed and received 3 quotes from reputable pool companies. American Pools LLC was awarded the contract for 2024 – they have a good history of managing local pools, had very good reviews from existing clients, and lower costs than our current company. By switching companies, we are saving \$4,400 in rising costs – our new 2024 contract is \$31,690. We’ve negotiated so that our pool will have a similar ‘feel’ as in the past: our pool will remain a single-guard pool with a 10-min break on the hour. Pool hours will be the same as last year including the pool remaining open 1 hour later on Friday nights; however, a positive change is the pool will open 1 hour earlier than normal on days that AACPS is in session (opening at 4pm instead of 5pm). The most significant drawback will be for parties: when an additional lifeguard is requested, the price/hr is higher than it was with Ace.

Completed Projects for 2023:

- Repaired the urinal in the men’s bathroom.

Projects for 2024. In total, estimating \$15k for the following repairs:

- Replace the water heater (for bathroom showers) – scheduled for Feb 2024
- Repair/replace the backwash pipe – plumber will inspect when replacing water heater.
- A significant water leak was noted on a recent water bill. Investigation is happening at the moment to determine where the leak is and best way to repair it. Cost is unknown at this time but will be significant.
- Know of something at the pool that needs attention? Please email me: [heather\\_dodd@yahoo.com](mailto:heather_dodd@yahoo.com)

Important pool dates:

- Community/pool clean-up morning: Sat May 4 or Sat May 18 at 8am. (weather-dependent). Please mark these dates on your calendar and keep an eye out for an email in late April!
- First day: Saturday of Memorial Day weekend (Sat May 25, 2024)
- Last day: Monday of Labor Day weekend (Mon Sep 2, 2024)

For new families, we have community pool parties on the 3 summer holidays: Memorial Day, July 4th, and Labor Day. In addition, the pool stays open an hour later on Fridays (until 9pm) so we can enjoy an informal happy hour with our neighbors as a great start to the weekends. See you at the pool!

Questions and Clarifications: None

5.6 Security (Sasha Griffin)

The report outlines security measures taken, incidents observed, and recommendations for future security improvements.

*Security Measures*

- Sent out information to the community - Anne Arundel County resources for police/safety.
- Installation of NO SWIMMING signs at the GO Marina

*Security Incidents*

- Neighborhood awareness of strangers in the community
- Fire Extinguisher being tampered with at Marina
- A Glen Oban household reported that their tram and pier had been tampered with. The wheels of the tram had string on them and items on the pier show that someone else moved things around
- Neighbor-to-neighbor hateful language being used on a public forum

*Recommendations for Future Security Improvements/ Plans for 2024*

- Installation of working cameras at the GO Marina
- Familiarizing the neighborhood with Anne Arundel County resources for future issues
- Increasing the number of no solicitation signs. (without running afoul of the Supreme Court’s case law on the matter)

Questions and Clarifications: None

5.7 Social (Aimee Pasquariello – outgoing Aly Goudy)

**Social Committee Events for 2023**

Event	Proposed 2024 Budget
<b>Easter Egg Hunt</b> (April) Gilligans served as hosts <b>GOA Actual Expense - \$65</b> Gilligans donated a large amount of food, Melissa Outland water and ice donation Evite RSVP - 49	<b>\$100</b>
<b>Pool Opening/Memorial Day Celebration</b> (May), hosted by Karen& John Barry <b>GOA Actual Expense- \$468</b> <i>(Food Order which was purchased and then reimbursed by donations: \$434)</i> Evite RSVP-136 (likely lower turnout due to rain)	<b>\$500</b>
<b>July 4<sup>th</sup> Celebration</b> (July), hosted by Aimee Pasquariello and Aly Goudy with the help of Karen and John Barry <b>GOA Actual Expense- \$402</b> <i>(Food Order which was purchased and then reimbursed by donations: \$321)</i> Bike Parade Décor & Supplies - (donated by Joy White) Evite RSVP –132	<b>\$500</b>
<b>Labor Day / Pool Closing</b> (Sept), hosted by Amy Hilliard with help from Karen Barry, Aly Goudy, and Aimee P. <b>GOA Actual Expense- \$297 (using a lot of leftovers from the 4th)</b> <i>(Food Order which was purchased and then reimbursed by donations: \$353)</i>	<b>\$500</b>

Evite RSVP – (evite changed settings for this party so rsvps were not working but likely similar 120-130 people)	
<b>Halloween Children’s Party</b> (Oct), hosted by Laurel Semple and Ross McNair <b>GOA Actual Expense- \$257</b> Evite RSVP – 106	<b>\$250</b>
<b>Children’s Holiday Party</b> (Dec), hosted by Deepa and Chris Brown, with help from Erin Calabrese <b>GOA Actual Expense- \$436</b> Evite RSVP - 85	<b>\$400</b>
<b>Adult Holiday Party</b> (Dec), hosted by Kelly and Doug Siekman for a 4-7 pm heavy apps and alcohol provided by GOA <b>GOA Actual Expense- \$1,886</b> Evite RSVP – 96	<b>\$2,000</b>

Budget for Social Committee 2023 - **\$3,650**

Actual Expenses for events - **\$3,811**

Proposed Budget for 2024 - **\$4,250**

Questions and Clarifications: None

*5.8 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 were completely repainted in 2023. Court One was painted as tennis only and Court Two was a combination of one Tennis court and two Pickleball courts. The rule of thumb is that the courts should be repainted every 4 to 8 years, and the GOA long range plan recommends completely resurfacing with 1.5 inches of new asphalt in 2028.
- b. The parking lot was completely resurfaced in 2023. This should hopefully last for 3 - 5 years without major maintenance.
- 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. Barring any unforeseen major windstorm in 2024, I recommend replacing the wind screens in 2025.
- e. Typically, I replace the two combination locks every year as they rust over time and occasionally mysteriously disappear.
- f. Both nets were replaced in 2023. These nets are guaranteed for 3 years, but historically have gone 5 + years before needing replacement.



- 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. 2 Pickleball nets and 8 paddles with balls were purchased in 2023.

In total, I would ask the board to approve funding for the following:  
paint and a few pressure-treated 2 x 4 boards for the benches, 2 new locks, and 4 gallons of weed killer, 300 plastic Ty-Wraps for windscreen - \$300

Questions and Clarifications: None

### *5.9 Webmaster (Kelly O'Brien)*

#### *Accomplishments for 2023:*

This was the inaugural year for the revamped website at [GlenOban.com](http://GlenOban.com), using wix as the site developer and host platform. The go live date was Feb 15. The *Home*, *About* and *Contact* pages are open to everyone. The *Members* page is universal password-protected for Glen Oban Association members only. Here you will find the member directory & map, committee information, meeting minutes, bylaws & governance documents, procedures, make tennis court reservations, and more. There are many fellow Glen Obanites to thank for supporting the initial release: Eric Dennis, John Erwin, Ashley McGeaugh, Paul Schratz, Eric Alexander, Jason Werner, Phelps Kelley, and Heather Dodd for reviewing early renditions of the site; Jimm Rich and Laurie Dennis for providing stunning images; Mike Calabrese for a brief history and images; Jimm Rich for maintaining the preferred vendor list; Jason Werner for tech support.

The year has gone pretty smoothly. As the board approves documents such as minutes and procedures, they get posted. The home page gets updated when meetings and events are announced. Currently the webmaster and the secretary are the same person so there hasn't been any coordination required to keep maps and directories updated. There has been a webmaster report submitted for each board meeting this year. In the future, we may just submit an annual report.

Of note, the tennis court reservation system was initially developed using Skedda; we used a free version, and it suited our needs. However, this year Skedda changed their business model and no longer offers a free version. The fee was not reasonable for our needs so we switched over to SuperSaas, which is free to low cost – we will get more feedback on usability once tennis season starts up again. Thanks to Phelps Kelley for all the assistance!

For the year: website sessions = 936, unique visitors = 571  
Tennis Court Reservation Accounts (Skedda) = 17

#### *Plans for 2024:*

- Increase engagement by sending out an email to encourage community members to visit the site to stay informed.
- Work with treasurer to get some fees paid automatically by GOA.

#### *2024 Budget Requests:*

Wix platform hosting: 3-year plan is \$396 = \$132 (may not be broken out by year)  
Google workspace domain registration: \$18.36  
Google workspace: \$6.36/mo x 12 mo = \$76.32

Tennis Court Reservation System: up to \$9/mo for 7 active months = \$63  
Total= \$272.68 (or \$140.68 if wix payment already accounted for in 2023)

Questions and Clarifications: None

#### *5.10 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 welcome gift along with a gift card to a local restaurant generously donated by several families in Glen Oban!

This year, we welcomed many new neighbors: Mark and Debbie Schriber, Melanie and Ali Bukhari, Jeff and Kali Lavery, Chuck Brewer and Caitlin Hannon, and Caleb and Emma Marshall. We are waiting to welcome Zach Guerra and Lisa Maria Cabrera until they 'officially' move into their home (1354 Kinloch Circle).

The committee 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

### **6.0 Election of Inspectors**

#### *6.1 Inspectors of Financials*

President Goodell thanked both Mike Calabrese and Eric Alexander for performing the 2023 internal review of the Association's financial records and asked for a statement of findings. Both stated that the review bank statements, year-end statements, and the list of transactions from Quickbooks was complete with no discrepancies. Mike Calabrese volunteered to serve as financial reviewers for the 2024 fiscal year. This aligns with our bylaws revision that requires one internal reviewer going forward, as the CPA will be performing a more robust year-end financial review.

#### *6.2 Inspectors of Election*

President Goodell introduced Ashley McGeagh, who was appointed chair of the ad hoc Nominations & Elections Committee at a prior board meeting. She executed all the duties of the chair according to the board-approved procedure.

### **7.0 Election of Directors**

Prior to the election getting underway, President Goodell stated that the board recommended the GOA members vote to approve the proposed method for getting elections back onto the 2-2-3 open seat yearly rotation schedule. There was an out of synch situation that started in 2020 and over time it has become a challenge to seat 4 directors at once because of a lack of

volunteers and also the loss of institutional knowledge. A message from the president went out on this topic on Jan 11<sup>th</sup>, including the custom and practice of the 2-2-3 rotation, the problem at hand, and the proposed remedy. Ann Fligsten moved (John Erwin seconded) that two members will be elected by the board to serve 1-year terms by following section 6.5 of the bylaws in order to get back to the 2-2-3 rotation. After discussion, all were in favor and the motion carried.

This year there were 2 board member positions to fill. Ashley introduced the two lot owners who were nominated, pre-screened for eligibility, and sent out brief statements prior to the meeting: Jeff Lavery and Erin Calabrese. Erin Calabrese was not present at the meeting but indicated she was willing to serve. The floor was opened for additional nominees. There being no other nominees or discussion, President Goodell closed the floor to nominations and proceeded to a voice vote.

- President Goodell moved (no second required) to elect by voice vote Erin Calabrese to the board of directors for a 3-year term. With all in favor, the motion carried.
- President Goodell moved (no second required) to elect by voice vote Jeff Lavery to the board of directors for a 3-year term. With all in favor, the motion carried.

President Goodell thanked the Nominations and Elections chair, congratulated the new board members, thanked the out-going board members for their service, and reminded those present that the required organizational meeting of the new board to elect their officer positions would take place immediately following the annual meeting.

## **8.0 Unfinished Business**

*There was no unfinished business from the 2023 annual meeting to address.*

## **9.0 New Business**

### *9.1 Proposed Bylaws Revisions (Charlie Goodell)*

Charlie Goodell, as chair of the ad hoc bylaws review committee, gave a brief description of all the steps that were followed to ensure a thorough review of the bylaws and to solicit/accept community input along the way. The recommended bylaws revisions were distributed 60 days prior to the annual meeting and a community comment meeting was held. The lot owners received a second call for review 30 days prior to the annual meeting. John Barry moved (John Erwin seconded) that the proposed revisions to the bylaws be adopted. After discussion, all were in favor and the motion carried.

#### Discussion:

- McGeagh asked if the bylaws were reviewed by an attorney. C. Goodell replied that the sources used to inform the proposed changes were the MD HOA act as well as other vetted best practices. C. Goodell is an attorney (though not specialized in real estate) but others in the community who reviewed the changes were attorneys in the field.
- Someone (?) asked if GOA had liability insurance coverage for directors and officers. K. O'Brien confirmed that we have had continuous coverage for this for many years.
- M. Calabrese asked if we were aware of the new Beneficial Ownership Information Reporting by FinCEN that will start on Jan 1, 2025. He is hopeful that since it is a poorly

written and vague regulation that it will be struck down before we would be affected. If not, board members may have to disclose contact information (including a personally identifiable information such as passport number or DL number) and keep it current or face hefty daily fines. Mike agreed to send the secretary a link with more information on this.

### *9.2 Proposed Dues Increase (Charlie Goodell)*

Charlie Goodell walked through a series of slides to explain the rationale for the board's recommended dues increase of \$500 per year until the reserves fund can replace our aged marina in the 2029 timeframe. See attached slides. He noted that the existing reserve study calls for a partial replacement of the pier in the 2029 timeframe, but it is not reasonable to replace only some of the pilings at one time. Up to 4 experts gave opinions and estimates for marina replacement and all agreed that replacing all pilings at once was the only realistic option. The estimates average about \$500K. Funding an entire marina replacement (to include electrical and fire suppression) will require us to ramp up the reserve fund above what the existing reserve study calls for by approx. \$244,000. Charlie also shared that the excess marina revenue in the past could reasonably be estimated to be \$200k, and that was put into the GOA operating budget over the years. Due to this and to the general consensus that that marina increases property value for all homeowners, the board proposed that all homeowners share in the fundraising required to replace the marina. John Erwin moved (John Barry seconded) to raise the annual dues by \$500. After discussion, there were 42 in favor (23 present and 19 proxy) and 17 nay votes (11 present and 6 proxy); the motion carried.

#### Discussion:

- T. White stated there was another way to look at marina revenues. If there was \$200k that subsidized the operating budget over the years, that would not have been enough to replace the marina in 2029 so in a sense, GOA is subsidizing the marina. Someone (?) replied that the existence of the marina added revenue to your house (meaning: value).
- C. Goodell stated that amenities such as the pool, tennis courts, and playground are paid for by the community regardless of whether each lot owner uses them.
- T. White suggested looking at a separate fee structure similar to Bay Ridge and Hillsmere. The marinas fall outside the HOAs and a bond is raised / debt taken. Their HOA chips in some funds.
- T. White asked about any increases to slip holder fees. C. Goodell replied that there will be an approx. 25% net increase in revenue this year due to a new fee structure (by the linear foot).
- T. White asked if this would be the only increase we would see over time. C. Goodell clarified that this might not be the only increase. F. Cullen reminded those present that there was a 50% increase to marina fees (and dues) just 2 years ago.
- Someone (?) asked how many slips are in the marina and can we increase that number? F. Cullen replied there are currently 39 slips and there would be permitting issues that would prevent meaningful increase.
- M. Calabrese, referring to the fact that a few boat owners would actually have a slip fee decrease using the new fee structure due to their small boat size, questioned how that made sense if we were currently underfunded. J. Werner replied that this applied to very few boats and that the \$30 per foot fee proposed could be raised (this number was a starting point suggested by the marina chair as well as the treasurer in separate exercises).

- M. Calabrese noted that the 2021 reserve study assumed a 2% inflation rate when we have experienced a higher rate than that. How has inflation factored into this discussion? C. Goodell replied that it hasn't factored in per se, but the reserve study is due to be updated in 2026.
- C. Goodell stated that the board and marina chair have committed to enforce existing agreements regarding storage of dinghy's, etc. on the rack as well as winter storage fees.
- M. Calabrese asked if the board has considered other revenue sources.
- E. Alexander suggested initiation fees for those moving into the community.
- J. Werner said we can discuss an initiation fee but there are procedural issues because it would require covenant changes and bylaws changes and proper notice must be given.
- M. Calabrese mentioned that the resale package fee was passed last year without a procedural issue nor notice given. J. Werner replied that the resale package fee is a fee for service that is covered by the MD HOA act. K. O'Brien confirmed that a 30-day notice was given prior to last year's annual meeting.
- J. Kennedy stated that the percentage increase for HOA dues versus marina dues should be flipped. He suggested that different HOA fee increases be modeled besides the \$500.
- J. Werner stated that the truth is GOA has been underfunded for years. A large pool repair fee is coming up in future years and we should target to meet this need better. The marina replacement should last another 40 years but we should set ourselves up so we don't have to keep doing this.
- E. Alexander stated that we are not charging fair market value. He is familiar with commercial marinas that charge \$100 linear foot. J. Werner replied that HOAs typically do not charge commercial rates.
- M. Bates asked how does the revised HOA Act address dues increases, by simple majority or absolute majority? Someone (?) replied absolute majority.
- M. Bates stated that he has no boat in the marina and GOA has subsidized the marina. We should charge fair market value. He is experienced with club assessments (in lieu of dues increases) and is in favor of an assessment because once you increase dues they never go back down.
- C. Goodell reminded those present that the Maryland Reserve Study laws do not require a community vote to meet the funding levels in the reserve study. An assessment was considered but the board decided that a dues increase was an easier pill to swallow.
- K. McVicker was in agreement that an assessment would be a burden for homeowners who might be moving in a few years.
- With regard to where one could find the Reserve Study laws, K. O'Brien responded that they are posted on the governance page of the Glen Oban website.
- Z. Guerra questioned why there is a 25% marina slip fee increase proposed while the GOA dues are increasing 50%. He is in favor of charging fair market value for the marina. F. Cullen reminded those present that marina users get hit twice with the increases because they pay slip fees plus dues. He also suggested that all GOA members have access to the marina to fish, etc., not just slip holders.
- J. Werner stated that it is the same logic as those who don't play tennis but they still have to pay dues that include tennis court access.
- T. White stated there is value to having a marina in our community. We don't have to continue with a marina and it's something to think about. The marina adds value and high fees distract from that value.
- K. McVicker asked why we are looking at projects such as a clubhouse if we are underfunded? Some of the slips could be commercial slips if the demand is there. Where do you draw the line?

- J. Werner replied that insurance and liability goes way up if the marina becomes a commercial marina.
- C. Goodell disagreed that the board has not prioritized [proper funding]. We are focused on maintaining existing amenities [not adding amenities such as a clubhouse]. We have had overtures from neighboring communities to share assets and/or accept fees for usage of say, the pool, but this is problematic.
- A. Fligsten is not in favor of shared amenities with neighboring communities. She did not move to Glen Oban to [share amenities]. There would be a host of legal issues to accomplish this.
- M. Weissburg stated it was previously said the community has benefitted from marina income. At one time, the pool was not part of the GOA dues; if you wanted to belong to the pool, you paid a separate fee. This was not sustainable because not enough members signed up. If we don't raise GOA dues now, then we could owe the marina [approx. \$200K]. That is one way to look at it.
- M. Outland sought clarification regarding the \$500 proposed increase. Was this related to funding the reserve account and not strictly related to the marina? J. Werner replied that the \$500 is an attempt to not get too far into the hole. There is a bigger impact when the HOA fee is raised.
- D. Kelly asked how our fees compare with other neighborhoods. J. Werner brought up Ulmstead but it was not apples to apples comparison. F. Cullen stated that we don't have that data.
- D. Kelly shared that he always thought the GOA dues were too low.
- At the conclusion of the vote, in which the motion to increase the dues by \$500 was carried, K. McVicker exclaimed "That's it? It's over? We're done?" While gathering her things she said, "This community is such bullsh\*t. The board is a joke." She proceeded to loudly yell "F\*ck You!" to a neighbor. When she was asked to be respectful by another neighbor, she yelled "F\*ck You!" again. As she made her way to the front of the room, she had loud parting words directed at the board president, along the lines of "You don't respond to my emails and you know what I'm talking about. How can you..."
- A. Fligsten thank the board for their work on this issue. She said it was a long time coming and was very thoughtful.
- McGeagh was curious if the board considered initiation fees. C. Goodell responded that the board could look into it. J. Werner reminded those present it has been voted down twice in recent years.
- M. Weissburg remarked that about 30 years ago we got off track about planning for future improvements / maintenance. We could have paid in along the way but instead we are needing to pay now.

### *9.3 Proposed 2023 Operating Budget (Jason Werner)*

Using a projector, Treasurer Werner gave a line-item review of the proposed 2024 operating budget, using 2023 budget/actuals plus board/committee chair input to inform the proposed budget income and expenses. The following highlighted items were reviewed:

#### Income

- HOA Fees at \$128,650, due to approved \$500 increase per lot owner
- Marina Slip Fees at \$23,070; increase due to revised fee structure (\$30 per linear ft)
- Marina Kayak Storage at \$500; increase due to enforcement of marina use agreement
- Marina Dry Storage at \$1000; increase due to enforcement of marina use agreement

Expenses

- Accounting & Tax at \$1,500; increase due to more robust CPA financial review
- Meeting Hall Rental at \$321; due to revised fee structure at Woods Church
- Playground at \$1,500; due to expert safety review (as recommended in Reserve Study)
- Social at \$4,250; increase captures inflation and increased participation in all events
- Pool – GOA repairs at \$15,000; increase to cover suspected pool drain leak if needed

The following comments and questions are given in line-item order (a few of the discussions occurred in an asynchronous manner). John Erwin moved (Paul Schratz seconded) to approve the operating budget with any modifications discussed. With none opposed, the motion carried.

Discussion:

- Marina Slip Fees. Z. Guerra proposed an increase in slip fees. C. Goodell replied that this is something to be considered by the board. The community does not vote on the slip fees. The board approves slip fees as recommended by the marina chair. Z. Guerra moved (E. Alexander seconded) that taking into account a new linear foot marina fee structure, the Board to consider a 2024 marina fee increase that is a minimum of 25% over the existing 2023 fees and a maximum of 100% over the proposed 2024 fees (up to \$60/LFT). With two opposed, the motion carried. With two opposed, the motion carried. C. Goodell suggested that at the next board meeting (held in time to send out 2024 invoices) this would be addressed. L-M Cabrera asked who decides the fee? C. Goodell replied that the marina chair recommends the marina fees and the board approves. H. Dodd opposed the motion on the grounds that the marina chair should do the research and give a recommendation (without the bounds given by the motion). M. Bates added that when the marina fees are being determined, that every vessel at the marina should pay.
- Resale Package Fees. M. Calabrese moved (E. Alexander seconded) to raise Resale Package Fees to \$400. K. O'Brien reminded those present that the current fee of \$150 was carefully recommended considering the area and the size of our community (from surveying local title companies). The motion was amended to raise the Resale Package Fee to the maximum allowed by law. Those in favor were 25 (16 present and 9 proxy) and those opposed were 24 (13 present and 11 proxy); the motion carried.

*9.4 Proposed 2024 Capital Expenditures (Jason Werner)*

Using a projector, Treasurer Werner gave a line-item review of the proposed 2024 capital expenditures, using 2023 budget/actuals plus board/committee chair input to inform the proposed capital expenditures.

The following capital expenditures are planned for 2024:

- Front Signage Renovation at \$5,514 as allocated in the Reserve Study
- Playground Equipment Replacement at \$33,959 as allocated in the Reserve Study

The following comments and questions are given in line-item order. Paul Schratz moved (Laurie Dennis seconded) to approve capital expenditures. With none opposed, the motion carried.

Discussion:

- Front Signage Renovation. P. Kelley asked what the work scope is. F. Cullen replied that it was repointing and repairs to the masonry to the monument. Side wall repairs are deferred.

### *9.5 Community Concerns*

President Goodell opened the floor for community concerns:

Update on Street Paving. J. Kennedy asked if there was any update on the street paving / resurfacing. There was no update from the board. B. Hilliard added that the cracks were not filled properly such that the contractor pavers could not pave and that is the cause for delays. There was a question about what care would be taken regarding preserving the skirts on driveways. This was unknown.

Snow Level of Service for Streets. L-M Cabrera asked who is responsible for salting and plowing the streets? K. O'Brien replied that the county is responsible and in general they put down brine when the other county streets are brined.

Appreciation for GOA Volunteers. N. Calabrese gave the final remark that the board and committee leads are all volunteers. We should appreciate the work that they do. (You're welcome, Nancy!)

### **10.0 Documentation of Main Motions**

1. Ann Fligsten moved (John Erwin seconded) that two members will be elected by the board to serve 1-year terms by following section 6.5 of the bylaws in order to get back to the 2-2-3 rotation. After discussion, all were in favor and the motion carried.
2. President Goodell moved (no second required) to elect by voice vote Erin Calabrese to the board of directors for a 3-year term. With all in favor, the motion carried.
3. President Goodell moved (no second required) to elect by voice vote Jeff Lavery to the board of directors for a 3-year term. With all in favor, the motion carried.
4. John Barry moved (John Erwin seconded) that the proposed revisions to the bylaws be adopted. After discussion, all were in favor and the motion carried.
5. John Erwin moved (John Barry seconded) to raise the annual dues by \$500. After discussion, there were 42 in favor (23 present and 19 proxy) and 17 nay votes (11 present and 6 proxy); the motion carried.
6. John Erwin moved (Paul Schratz seconded) to approve the operating budget with any modifications discussed. With none opposed, the motion carried.
7. Z. Guerra moved (E. Alexander seconded) that taking into account a new linear foot marina fee structure, the Board to consider a 2024 marina fee increase that is a minimum of 25% over the existing 2023 fees and a maximum of 100% over the proposed 2024 fees (up to \$60/LFT). With two opposed, the motion carried.
8. M. Calabrese moved (E. Alexander seconded) to raise the Resale Package Fee to the maximum allowed by law. Those in favor were 25 (16 present and 9 proxy) and those opposed were 24 (13 present and 11 proxy); the motion carried.
9. Paul Schratz moved (Laurie Dennis seconded) to approve capital expenditures. With none opposed, the motion carried.

### **11.0 Adjournment**



President Goodell adjourned the meeting at 9:22 pm.

## **12.0 Local Council Reports**

### *12.1 Arnold Preservation Council (Carolanne Herbermann)*

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.

#### *2023 Highlights:*

- The Chick-fil-A (CFA) restaurant proposal for a location in Arnold (the corner of Ritchie Hwy/Arnold Rd) was successfully thwarted. CFA's application for a fourth time extension was denied by the county. CFA must reapply and start the process from the beginning, including paying all fees, to continue to pursue development next to CVS.
- Negotiated a Memorandum of Understanding with the developers of Freshfield Lane to improve their design regarding forest conservation, tree planting, landscape buffering and level grading of the recreation area.
- Successful in facilitating the installation of safety bollards at the intersection of Rt 2 and B&A Blvd and getting a bus rest stop constructed near the Safeway on Rt 2.
- A College Parkway traffic study performed by DPW resulted in several firm recommendations to improve traffic flow, reduce traffic risks, and improve conditions for pedestrians and bicyclists. One result is a new traffic signal will be erected at Jones Station Road and College Parkway.

#### *2024 Upcoming Activities:*

- Route 2 is to be expanded to three lanes from Arnold Rd to Route 10. The construction may be done in non-contiguous segments.
- The YMCA in Arnold is requesting to extend public sewer to their facilities on Ritchie Hwy. Their private septic system is currently failing. A project proposal is still under review by the County.
- Severn School lower campus on B&A Boulevard will be making improvements at that site, but not expanding elsewhere in Arnold.
- Continue to review all proposals for development or land changes in Arnold.

### *12.2 Asquith Creek Charitable Trust (Jimm Rich, outgoing Charlie Goodell)*

The ACCT was originally formed in 1980 by several individuals in Arnold. It is a trust created in perpetuity unless specifically extinguished. The ACCT has been revived for the purpose of dredging Asquith Creek, last dredged in 2005. Representatives of Severn View, Rugby Hall and Glen Oban have met to develop an initial plan for that dredging. Jimm Rich has kindly agreed to take the lead on behalf of Glen Oban. An initial meeting has been held with the subcontractor for Anne Arundel County responsible for dredging to begin the process. It is our hope that we will be able to obtain substantial funding from Anne Arundel County or the State of Maryland to assist, but we are in the very early stages of that effort. This will likely be a several year project.

### 12.3 Greater Severna Park Council (Michael Bates)

As of this submittal, no report received.

### 12.4 Growth Action Network (Ann Fligsten)

On our website ([growthaction.net](http://growthaction.net)), we have just published the campaign finance reports for all county council members for 2022 and 2023 and encourage all to examine the data.

After multiple conversations, we have influenced the Pittman administration to establish a full-time role in his office to support Homeowners Associations (HOAs) in their efforts to navigate County government and to support them in their stormwater management efforts. We have influenced the Dept of Rec and Parks to revise its park planning process to include local neighborhood citizens much earlier in the planning process and to help develop the parks use plans, rather than just responding to the 30% plan cooked up in the backrooms of DRP. GAN monitors legislation regularly and often testifies before the County Council.

We continue to meet quarterly with the County Executive and his leaders to raise issues of concern to AACo. We also meet with the Planning and Zoning Officer each quarter in sessions that are open to all GAN members. GAN passes on timely updates and information, bringing many HOAs together.

We are a very active group with opportunities to learn about land use in the County and the environment, and work with other HOAs like Glen Oban to make Anne Arundel County a model for stewardship. Volunteers are needed and welcome. We also encourage members of GOA to join GAN and would love to have GOA as a member as well.

### 12.5 Severn River Association (Val Culotta & Jimm Rich)

*Our Mission:* Connect the people who live, work, and play on the Severn River to Restore and Protect it for all of our communities.

#### *Connect*

- Expanded our social media reach, increasing our Facebook followers by 17% (to 2,950) and our Instagram followers by 25% (to 647).
- Presented at no charge adult education forums featuring experts and policymakers on issues important to the Severn with a total audience of 325 thus far.
- Deployed 55 trained volunteers in our water quality monitoring program to collect and analyze water samples from 51 sites along the Severn from spring to fall.
- Provided on-the-water experiences for 45 young adults to learn about environmental issues through our Floating Classrooms Program with the Annapolis Boys and Girls Club and the City of Annapolis Police Department.
- Organized volunteers to plant trees and harvest seeds from underwater grasses.
- Recruited 133 new private donors (as of 10/24/23).

#### *Restore*

- Continued design of a long-term Severn River Action plan under a \$75,000 grant to identify priority subwatersheds for restoration, working with national experts at the

Center for Watershed Protection and a Steering Committee of state and local regulatory agencies.

- Completed work under a \$77,000 grant to design and permit a suite of practices to reduce stormwater runoff in the Wardour community; an application for a \$375,000 construction grant is pending.
- Applied for over \$1,000,000 in design and construction grant funding to address stormwater runoff, flooding, and shore erosion control in eight (8) Severn River communities. Grantors include the Chesapeake Bay Trust, the Maryland Department of Natural Resources, and the National Fish and Wildlife Foundation.
- Awarded a \$35,000 grant to design a suite of stormwater management BMPs in the Georgetown East neighborhood in Annapolis.
- Investigated an innovative approach to reduce nitrogen loading from older septic systems, which accounts for 30% of nitrogen pollution to the river.
- Planted 30 million oysters (“spat-on-shell”) on Severn River sanctuary reefs.
- Developed a cutting-edge proposal for direct-setting of oyster larvae onto sanctuary reefs to assess the viability of this technique in lieu of using traditional and expensive planting of spat-on-shell.
- Engaged 304 volunteers in growing young oysters off waterfront piers for future planting in the SRA oyster sanctuary at Trace’s Hollow.

*Protect*

- Continued to lead the charge against turning the Greenbury Point nature preserve into a golf course.
- Testified in favor of stronger sediment and erosion control regulations in the City of Annapolis.
- Represented the river at a public meeting on a proposal to fill non-tidal wetlands to build a Taco Bell in the Whitehall area, questioning requirements and mitigation.

**Attachments:**

**1: 2024 GOA Approved Budget**

**2: 2023 Balance Sheet**

**3: 2023 Profit & Loss**

**4: Dues Increase Slides Presented at Annual Meeting**

ATTACHMENT 1

	2023			2024
	Budget	Actual	Variance	Budget
<b>INCOME</b>				
Dividends	25.00	3,836.09	3,811.09	4,500.00
HOA Fees	87,150.00	87,150.00	0.00	128,650.00
Marina Slip Fees	21,750.00	20,130.00	-1,620.00	23,070.00
Marina Kayak storage	0.00	0.00	0.00	500.00
Marina Dry Storage	0.00	0.00	0.00	1,000.00
Resale package	750.00	600.00	-150.00	450.00
Late Fees/Misc	0.00	170.00	170.00	0.00
<b>Total Income</b>	<b>109,675.00</b>	<b>111,886.09</b>	<b>2,211.09</b>	<b>158,170.00</b>
<b>EXPENSES</b>				
<b>General</b>				
Accounting & Tax	1,000.00	895.00	-105.00	1,500.00
Admin	500.00	819.22	319.22	500.00
Bad Debt	0.00		0.00	0.00
Donations	100.00	125.00	25.00	225.00
Meeting Hall rental	100.00	100.00	0.00	321.00
Insurance	2,700.00	2,513.00	-187.00	2,700.00
Landscaping Supplies	400.00		-400.00	400.00
Landscaping Contract	7,300.00	6,580.00	-720.00	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	664.15	-335.85	1,500.00
Property Taxes	2,500.00	2,627.03	127.03	2,750.00
Security	0.00		0.00	0.00
Social	3,650.00	3,730.95	80.95	4,250.00
Website	350.00	611.21	261.21	350.00
Welcoming Committee	200.00	95.40	-104.60	50.00
Entrance - Water & Electric	400.00	369.69	-30.31	400.00
Water Pool and Marina	1,100.00	1,522.46	422.46	1,100.00
<b>Total General Expenses</b>	<b>22,800.00</b>	<b>20,653.11</b>	<b>-2,146.89</b>	<b>24,846.00</b>
<b>Marina</b>				
Electric	1,300.00	1,560.35	260.35	1,560.00
Supplies	100.00	71.28	-28.72	100.00
Repairs	2,000.00	0.00	-2,000.00	2,000.00
Abandoned Boat Removal	0.00		0.00	0.00
<b>Total Marina Expenses</b>	<b>3,400.00</b>	<b>1,631.63</b>	<b>-1,768.37</b>	<b>3,660.00</b>
<b>Pool</b>				
Electric	2,000.00	1,881.02	-118.98	2,000.00
Management	31,550.00	30,640.00	-910.00	31,690.00
Additional Management costs	1,000.00	1,030.90	30.90	1,000.00
Permits and Inspections	400.00	350.00	-50.00	400.00
GOA Repairs	5,000.00	0.00	-5,000.00	15,000.00
GOA Supplies	500.00	165.20	-334.80	500.00
AED Rental	0.00	901.00	901.00	950.00
Telephone	440.00	444.81	4.81	440.00
<b>Total Pool Expenses</b>	<b>40,890.00</b>	<b>35,412.93</b>	<b>-5,477.07</b>	<b>51,980.00</b>

ATTACHMENT 1, CONT'D

<b>Tennis Courts</b>				
Maintenance and Repairs	700.00	795.94	95.94	700.00
<b>Total Tennis Expenses</b>	<b>700.00</b>	<b>795.94</b>	<b>95.94</b>	<b>700.00</b>
<b>Total Expenses</b>	<b>67,790.00</b>	<b>58,493.61</b>	<b>-9,296.39</b>	<b>81,186.00</b>
<b>Change in Net Assets</b>	<b>41,885.00</b>	<b>53,392.48</b>	<b>11,507.48</b>	<b>76,984.00</b>
	reserve target	51,500.00		52,500.00

	2023			2024
<b>Marina Activity</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>	<b>Budget</b>
Marina Revenue	21,750.00	20,130.00	-1,620.00	23,070.00
Marina Expenses	4,200.00	1,631.63	-2,568.37	3,660.00
Marina Capital Expenditures	0.00	5,155.00	5,155.00	0.00
<b>Marina Net Income</b>	<b>17,550.00</b>	<b>13,343.37</b>	<b>-4,206.63</b>	<b>19,410.00</b>

	2023			2024
<b>Capital Expenditures</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>	<b>Budget</b>
Fence Repair	5,618.00	0.00	5,618.00	
Front Signage Renovation	5,514.00	0.00	5,514.00	5514.00
Pool Parking Paving	16,010.00	11,750.00	4,260.00	0.00
Marina Electrical Update	29,000.00	5,155.00	23,845.00	0.00
Tennis Parking Paving		14,630.00		
Tennis Court Facelift	19,000.00	18,351.40	648.60	
Pool Repairs				
Playground				33,959.00
<b>Total Capital Expenditures</b>	<b>75,142.00</b>	<b>49,886.40</b>	<b>39,885.60</b>	<b>39,473.00</b>

	2023			2024
<b>Reserves Analysis (EOY Balance)</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>	<b>Budget</b>
Reserves	81,965.29	126,497.04	44,531.76	155,754.90
Operating Capital	30,000.00	21,746.86	-8,253.14	30,000.00
<b>Total Liquid Assets</b>	<b>111,965.29</b>	<b>148,243.90</b>	<b>36,278.62</b>	<b>185,754.90</b>

Reserve target                      123,758.00                      143,496.00

**Reserve Workflow**

Year	RA Minimum	Calculated Shortfall	Reserve Balance Estimated	Capital Projects	New Reserve Targets	Balance After Projects
2024	52,500.00	45,000.00	143,495.00	39,473.00	195,227.90	155,754.90
2025	53,600.00	45,000.00	187,429.00	11,149.00	254,354.90	243,205.90
2026	54,700.00	45,000.00	171,835.00	71,903.00	342,905.90	271,002.90
2027	55,800.00	45,000.00	229,433.00	-	371,802.90	371,802.90
2028	56,900.00	45,000.00	207,434.00	80,856.00	473,702.90	392,846.90
2029	58,000.00	45,000.00	40,000.00	500,000.00	495,846.90	-4,153.10

## ATTACHMENT 2

## Glen Oban Association

## Balance Sheet

As of December 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
BB&T Checking Connected	21,581.46
Schwab Brokerage	126,497.04
<b>Total Bank Accounts</b>	<b>\$148,078.50</b>
Accounts Receivable	
Accounts Receivable	0.00
<b>Total Accounts Receivable</b>	<b>\$0.00</b>
Other Current Assets	
Prepaid Expenses	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$148,078.50</b>
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	23,579.61
Tennis Courts - Depreciation	-2,357.96
_Invest Adjust	0.00
<b>Total Other Assets</b>	<b>\$98,229.29</b>
<b>TOTAL ASSETS</b>	<b>\$246,307.79</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	0.00
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
Opening Balance Equity	18,554.63
Retained Earnings	227,654.43
Net Income	98.73
<b>Total Equity</b>	<b>\$246,307.79</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$246,307.79</b>

ATTACHMENT 3
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## Glen Oban Association


## Profit and Loss

January - December 2023

	TOTAL
Income	
HOA resale package	600.00
Homeowners Fees	87,240.00
Invest Inc	3,836.09
Marina Fees	20,130.00
Sales of Product Income	30.00
Services	50.00
Unapplied Cash Payment Income-1	0.00
<b>Total Income</b>	<b>\$111,886.09</b>
GROSS PROFIT	<b>\$111,886.09</b>
Expenses	
Expenses - Tennis Courts	
Tennis Courts - Capital Project	32,981.40
Tennis Courts - Maint/Repairs	795.94
<b>Total Expenses - Tennis Courts</b>	<b>33,777.34</b>
Expenses Marina	
Marina - Capital Projects	5,155.00
Marina electric - x60000	1,560.35
Marina Supplies	71.28
<b>Total Expenses Marina</b>	<b>6,786.63</b>
Expenses Pool	
Management Additional Expenses	1,030.90
Pool - Capital Projects	11,750.00
Pool AED Rental	901.00
Pool electric - x40000	1,881.02
Pool Management	33,814.00
Pool permits and inspection fee	350.00
Pool supplies	165.40
Telephone	444.81
<b>Total Expenses Pool</b>	<b>50,337.13</b>
Expenses- General	
Accounting and tax	895.00
Administrative	790.20
Donations	225.00
Insurance	2,513.00
Landscaping - Contract	6,580.00
Playground	664.15
Pool and Marina water	1,522.46
Property Taxes	2,627.03
Social	3,964.10
Water & Electric at entrance	369.69

ATTACHMENT 4


2/20/24



**GOA**  
**Annual Meeting**

February 15, 2024  
Woods Church Fellowship Hall

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**Rationale for Proposed Increase in Annual Dues** 

Topics to be Reviewed:

- Reserve Study Background
- Marina Revenue History
- Reserve Study Marina Recommendation
- Marina Replacement Estimates to Date
- Board Recommendation
- Floor Open to Discussion

*These slides will be available for download on the Meeting Minutes page of GlenOban.com.*

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## Reserve Study Background



- As of 2022, Maryland law **requires** a Reserve Study every 5 years.
- It must describe all maintenance and replacement required for the common areas and facilities and specify cost of such.
- Each HOA **must fund** those items identified.

*The Reserve Study (July 28, 2021), as well as the Maryland law summary, can be found on the Governance page of GlenOban.com.*

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## Marina Revenue History



- The marina has been a source of **revenue** for the Glen Oban community.
- In the last 10 plus years where we have hard data, it has contributed almost \$100,000 in revenue
- Over the last 40 years, it is estimated it has contributed approximately \$200,000 in revenue

*Since the marina has subsidized the GOA operating expenses for a number of years, it is difficult to overly burden the slip holders with the marina replacement expense.*

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## Reserve Study Marina Recommendation



- Initial 2021 Reserve Study requires funding 33% pilings plus all deck boards & frames to be replaced in 2029 but defers to outside expert opinion
- Further expert evaluation in 2023 concluded that **total replacement** of the pier would be required in or about 2029.
  - 70% of old pilings otherwise remain
  - Probable code changes on deck height
  - Precludes new design/floating dock
  - Options include identical pier or floating dock

*Replacing part of the marina is not feasible, as all the pilings are 40+ years old.*

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## Marina Replacement Estimates



- We have obtained 4 separate evaluations and estimates.
- Estimates range from \$300,000\* to \$780,000, averaging approximately \$500,000.
  - \*Low estimate does not include wiring or fire suppression
- Our current Reserve Study funding for the partial pier replacement will raise \$226,000 by 2029.
- For total replacement, we are short about \$244,000.

*The Marina Working Group, consisting of C. Goodell, C. Goudy, B. Hilliard, F. Cullen, and J. Werner was formed in 2023 to advise the Board. Please contact a member to participate.*

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## Board Recommendation



- The marina is a major asset and attraction for our community.
- As with all amenities, The Board believes that marina replacement funding should be shared by **all** community members.
- All Reserve Funds are segregated in a separate interest bearing/investment account.
- The Board recommends an increase in annual dues by \$500 for 5 years to fund that shortfall.

*Re-evaluate annually as part of Reserve Analysis efforts.*

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## Discussion

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