

**Minutes of the Annual Meeting  
of the Glen Oban Association  
February 27th, 2021  
Secretary – Eric Alexander**

A. Roll Call and Proof of Quorum. President Eric Dennis called the meeting to order at 2:08pm. 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. 45 Residents, 23 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. Multiple emails were distributed to all residents based on their provided current email addresses. 11 notices were mailed to individual residences, for which the homeowners have either declined receiving notice via electronic means, or have yet to complete the authorization form. And lastly, a sign was placed at the exit to the community.

C. Presentation of the Annual Meeting Minutes. As the next order of business, President Dennis made a Motion to approve the Minutes of the 2020 Annual Meetings as submitted. Heather Dodd noted that the Marina Report assignment of slips is in contradiction to the Board Meeting. President Dennis replied- Duly Noted.

D. President's Report. President Eric Dennis thanked everyone for coming, and stated that the Committee Reports have already been circulated to residents, there was no need to read each report and instead would ask for questions as he read through the list of Committees.

E. Committee Reports.

1. Landscaping. 2020 was another quiet calm year for this committee. Just the usual maintenance of lawn, gardens and replacements of plants as needed. Outdoorscapes continues to do our mowing, mulching, and cleaning; a new company, Freestate Irrigation, is now maintaining the irrigation systems. We are joining forces with Heather Dodd in planting some milkweed plants to encourage Monarch butterflies. We would like to thank our neighbor responsible for decorating the entrance sign with seasonal wreaths! Ann Behrens.

Questions-None.

2. Marina. As far as 2020 goes, the Marina was a breeze. Lots of action, lots of use.

This year the slips will likely be at or near capacity. The kayak rack is also very full. We are planning on making some repairs to it and possibly building another rack on the large black floating dock to make it easier to get the kayak actually into the water, and then back out.

On this note - it was suggested last year that we get a hinged ramp to the floating dock and I'm looking into it. Between the kayakers, the kids who swim down there, and the crazy people who plunge in the winter, it'll be a great addition to the marina.

The finger piers have been re-decked. Thank you to Andrew Ledford for lining this up! Overhead lighting improvements are still on my to-do list.

The committee is exploring the option for slip holders to install cable lifts. We hope to make a recommendation to the board and community later this year.

There is a new gate to get onto the pier! Let's please remember to keep it closed as I find it left open often. Chet Goudy.

Questions-None

3. 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.

*Playset Area:*

A minor crack in one of the support posts was identified in 2019 and at that time it was determined that there was no action needed. This will be re-evaluated in 2021.

*Swingset Area:*

Another layer will need to be added in 2021 and we will again try to use free wood chips from a local tree service as opposed to paying for mulch.

*Sandbox Area:*

Sand will most likely need to be added in 2021, especially as a result of some unidentified lunatic stealing sand in 5-gallon buckets.

Several toys that were in the sandbox were in bad shape with rough edges, etc. and were disposed of accordingly.

*Surrounding Areas:*

The shrubs/trees/etc. in the surrounding areas were trimmed and mulched using excess mulch from the initial delivery.

*Budget:*

No changes proposed.

*Basketball Court:*

Does this area fall under the Playground Committee? The trees above the basketball hoop need trimming as they are currently obstructing the rim better than Dikembe Mutombo in his prime.

*Potential additions:*

Sand-style volleyball court behind the tennis courts

Horseshoes

Soccer or lacrosse nets

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

The tether ball was replaced by someone in the community (definitely needed replacement) but appears that another is needed.

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.

Questions- None.

4.Pool. Submitted by Heather Dodd, GOA Pool Chair

How lucky we are to have the pool as a wonderful amenity in Glen Oban! With COVID-19, we certainly had to make some big changes (like opening a month late, socially-distanced tables and chairs, check-in/out of the pool area, 30min break for a full clean in the middle of the day, etc). However, even with COVID restrictions, the pool helped us feel like we had a normal(ish) summer.

A major improvement to the pool area this year was the replacement and updating of the surrounding fence. In addition, 4 more umbrellas were purchased for additional shade and a large digital clock placed in front of the guard room. There were many sweaty volunteers who helped clear 10' of brush back from the pool sidewalk and fence area so the pool area feels more open (and less bugs!). And even more volunteers donated their time to scrub chairs and tables, empty gutters, clean fridge, scrub toilets to get the pool ready for, and closed up after, the season. Thank you to all those awesome volunteers!

Several of the kids were calling the pool Club Glen Oban because of it's resort-feel now!

If you haven't seen the new fence, please stop by and enjoy the pool this summer.

A couple minor repairs were done this year: replacing the pool pump, replacing broken

pool lights. We will have to keep our eye on the bathroom hot water tank as it may need a replacement in the near future.

We will be using DRD again this year. They continue to provide us with good service and maintenance. We had 3 great lifeguards this year which ran the pool smoothly (one was our very own GOA lifeguard, Colin Dennis!) I hope all three return for the 2021 season!

I'm hopeful we can open on-time on Memorial Day weekend this year (opening day would be Sat May 29). Please consider helping with community/pool clean-up throughout May. (I will have a list of items that can be tackled individually on your own schedule to keep the clean-up socially distanced.)

Questions- None.

5. Security. The Glen Oban community experienced a series of car break-ins over the past year which highlights the growing need to improve our security posture. In the course of three separate nights, at least 8 vehicles were broken into and in one instance, a motorcycle and chainsaw were stolen from a garage left open. Although the police were contacted, there has been no leads to these incidents.

The Glen Oban County police have offered to provide a community discussion on security in the neighborhood, which was attempted in early February but had to be rescheduled to March. Each resident is reminded to close their garages at night, lock their car doors in the driveway, and if possible, utilize motion activated lighting and external cameras around their property.

Members of the community have expressed desire for a security camera system to be placed at the initial stretch of Glen Oban Drive that could be used as a record for law enforcement purposes only if there was a theft. This could also be a deterrent if properly marked. The Community Liaison from the County Police provided a camera system that has been successfully used in Manhattan Beach for this purpose. The next step in improving our security posture, beyond locking car doors and closing garages, would be to add such a security camera system to the neighborhood. Andrew Ledford.

Questions- None.

6. Social. The COVID-19 pandemic affected Glen Oban Social Committee events quite drastically. Unfortunately, due to CDC guidelines for social distancing, we were unable to hold any of our events in the traditional Glen Oban style, thus much of the Social Committee budget went unused in 2020. We were, however, able to provide drinks for the Labor Day event at the pool while maintaining proper social distancing at the event. I am hopeful with the development and deployment of the COVID-19 vaccine that Glen Oban will be able to hold its social events in 2021. If you are interested in volunteering for any of the events listed below, please contact Kelly Siekman at [kosiekman@yahoo.com](mailto:kosiekman@yahoo.com) or 443-889-4932.

Glen Oban Social Events:

Easter Egg Hunt

Memorial Day Pool Opening Party

July 4<sup>th</sup> Pool Party

Labor Day Pool Closing Party

Halloween Party

Adult Holiday Party

Children's Holiday Party

Questions- None.

7. Tennis Courts. 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. 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, it is recommended to not play Pickleball before 10am if possible. 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 entire fence was removed and replaced.
- a. With the help of several members of the community we powerwashed the entire painted surface of the courts to remove the algae growth that is very slippery when wet and posed a danger to players.
- b. Pickleball lines were painted on Court 2.
- c. The surface of the courts were completely resurfaced and repainted in 2015. The rule of thumb is that the courts should be resurfaced every 4 to 8 years, so we are approaching the time to have this done again. Unfortunately, new cracks continue to appear annually, as this is the downside of having an asphalt surface. No repairs were made to the surface of the courts in 2020. This spring I recommend that repairs be made to all the cracks in the court and repainted. This will cost approximately \$3790.00 and is guaranteed to prevent the same cracks from appearing for two years. This will take us to the year 2023 when we will need to do an entire resurfacing and repainting.
- d. A push broom and squeegee were purchased to allow players to clean the courts of debris and standing water when necessary.
- e. The parking lot has major wear and cosmetic damage. It will need to be re-surfaced when the budget will allow for this expenditure.
- f. The two benches are in fair condition and typically require a few boards to be replaced each year and repainted.
- g. 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.
- h. Typically I replace the two combination locks every year as they rust over time and occasionally mysteriously disappear.
- i. The nets are in good shape and should not need replacing for another couple of years.

I am asking the Board to consider budgeting \$4500 to cover the cost of a spring crack repair application, the purchase of paint and a few pressure treated 2 x 4 boards for the benches, 2 new locks and whatever else is needed to do minor repairs to the tennis courts during the year.

Questions- None.

8. Long Range Planning Committee- No report as did not meet.

Questions- Tom White- Recommends the community do a Physical Needs/Capital Assessment by a 3<sup>rd</sup> party administrator to establish a schedule.

Andrew Ledford- Why didn't the committee meet?

Jason Werner- Because nothing changed and no further plan for expansion; and we need more volunteers to get the work done: figure out assessments, get quotes, etc.

Mel Weissburg- Maybe we need more financial support to get the right people to come up with the data, and more communication to the community to solicit volunteers. I think I'm still on the committee and no one contacted me.

Ben Hilliard- We spent time coming up with the needs and we can get a more formal appraisal if someone wants to make a motion to add that to the Budget that would be great!

9. Structure Committee- Andrew Ledford raised Motion of Privilege and announced the President formed a committee which met several times, and announcements were made, and meetings were held, and the removal of the Structure Committee's report and Motion was a violation of Robert's Rules and can't be ignored.

President Dennis- Fine. Does anyone have any questions for the Structure Committee right now?

Mike Calabrese- Do we have the results of the Survey Monkey?

President Dennis- Point of Order.

Andrew Ledford- I am on the committee and that is a question and I can answer. The results weren't submitted because I was afraid it would get ignored like the Structure Committee's Motion. The results showed: 35 people in favor of a clubhouse, 23 in favor of a pavilion, 7 for either structure, and 8 opposed.

Kevin McGeagh- How many households, and was it only one response per household.

Andrew Ledford- 73 households and only 1 response per household, and that is why the survey asked for your name. The survey was intended to gauge interest from the community with the size and costs yet to be determined.

President Dennis then reminded everyone a Q&A was scheduled to occur after the Annual Meeting.

F. Election of Inspectors: President Dennis then thanked both Mark Whitney and Ann Behrens for performing the 2020 annual review of the Association's fiscal records, and asked if there were any concerns. Mark Whitney stated that he did a review of the balances, year-end statements and balance sheets with only a \$700 discrepancy which was due to outstanding checks; but otherwise all was in order.

Frank Cullen then asked if he thought the review were overkill?

Ben Hilliard- Not if it's on a volunteer basis.

Frank Cullen- Do we want to continue the burden? I want to make a motion to kill it if Ben's not opposed.

Mel Weissburg- This rule is in place due to previous embezzlement.

Chris Feldman- Is it a formal audit by a CPA?

Ben Hilliard- It's the CPA that does our yearend report.

President Dennis then asked for volunteers and Mark Whitney and Mike Calabrese agreed to serve as volunteers.

G. Election of Directors: President Dennis stated that there were 4 vacancies on the current Board, and thanked the outgoing members for their service. He next announced that Kelly O'Brien would announce the nominees and explain the election process.

Kelly O'Brien stated that we have more nominees than positions available, we can take additional volunteers now or do Write In's; and that this process may take more than one round of voting.

Each nominee then gave a brief introduction of themselves. President Dennis asked if there were any more nominees and then a 1<sup>st</sup> round of voting commenced.

H. Unfinished Business: President Dennis announced that the 1<sup>st</sup> order of business was to address the Motion made by Jason Werner at last year's Annual Meeting to amend the bylaws to include: "Any fees for services controlled by the committee shall be approved by vote at the nearest Board of Directors meeting, and reconfirmed as part of the budget at the first available community meeting. Changes to the fee structure during the year will also be subject to Board of Directors approval and confirmation at the closest annual meeting." President Dennis stated that this motion was approved but could not be adopted due to not being announced with proper notice.

Jason Werner- stressed importance of having community residents have a say in fees and not just the committee chair.

Ben Hilliard- as worded it sounds like we would need to take a vote each year to approve the existing fees. Should we change the language to only require a vote if there were a change?

President Dennis- No it doesn't matter.

Mike Calabrese- would the vote be calculated by a majority of lot owners or by the majority of attendees at the Annual Meeting?

Jason Werner- motion to amend to change wording to allow the budget approval by the majority of attendees at the Annual Meeting.

Motion was seconded and a vote of 39 in favor with 16 proxies had a total of 55 in favor to pass the motion adding letter "n." to section 7.2 to read: "Any fees for services controlled by the committee shall be approved at the nearest Board of Directors meeting, and reconfirmed as part of the budget at the first available community meeting by majority vote of attendees. Changes to the fee structure during the year will also be subject to Board of Directors approval and confirmation by majority vote of attendees at the closest annual meeting."

J. New Business: President Dennis next announced that Ben Hilliard would be giving his Treasurer's Report.

Ben Hilliard explained that overall the community's financial position is good but that there are potential looming costs and 2 proposals to increase our reserves: a \$300 increase of annual dues and the creation of a \$1000 initiation fee for new residents. With the initiation fee as a means to help reduce the amount or frequency of dues increases.

Frank Cullen- Is the initiation fee of \$1000 in addition to the annual dues?

Ben Hilliard- Yes

Matt Reed- There is no basis in our covenants, so why charge an initiation fee?

Eric Alexander- An initiation fee is common in other communities and allows for us to maintain our amenities. Amenities we have been paying for with our dues and want to continue to use. How is it fair to try and get a tennis reservation for courts, your dues have been paying for 5, 10, or 15 years, and the court is full by a new resident that hasn't paid anything into it?

Toby Groff- By that logic Mel should be the only one allowed to use the pool and tennis courts. And I make a motion to separate the motion to raise dues and add an initiation fee.

Mike Calabrese- is the motion to separate contingent on having enough cash in reserves or will cancelling the initiation fee automatically cause the \$300 dues increase?

Conor Gilligan- When would it take effect, because there are houses currently under contract?

President Dennis- Not a question of current Motion.

Ben Hilliard- we have enough reserves that neither motion would need to be passed.

No other questions being asked, President Dennis asked for a voice vote to split the motion into 2 separate motions. And a unanimous Yea was recorded. President Dennis announced we will now discuss the proposed initiation fee.

Mel Weissburg- Id offer to give a \$1,000 bond for community use to be repaid by my successor. Did the Board consider that option?

Ben Hilliard- No.

Carl Herberman- I believe the \$1000 is actually a charge to the seller.

Sasha Griffin- I don't think charging someone \$1,000 to play tennis is very neighborly.

Jason Werner- I move to strike both motions until someone can come in and give a professional assessment, a data driven assessment, to come up with an actual number.

Laurie Dennis- Second.

Mel Weissburg- The pool initially required a \$300-\$400 fee to join and without paying you couldn't go. But like the marina and tennis courts it's an added value.

Jason Warner- I have a motion on the table.

Andrew Ledford- No. You're out of order because there is already a motion on the table to allow a \$1,000 initiation fee.

Chris Feldman- are dues pro rata for the sale of a home and what about the initiation fee?

Ben Hilliard- If you sell your home you will be reimbursed at settlement by the buyer for the pro rata share of your annual dues. The initiation fee is a one-time payment made by the buyer regardless of time of year.

Andrew Ledford- Many communities have initiation fees: Whitehurst, Ulmstead, Bay Ridge.

Toby Groff- And there are 300 communities between here and there that don't.

Andrew Ledford- But none with all of the community amenities we have.

Jason Werner- Andrew, when did those communities institute their initiation fees?

Andrew Ledford- I don't know.

Carl Herberman- Does the community know our annual turnover? Essentially we're taking a \$1,000 hit for a very small addition.

Ben Hilliard- We recently average 4-6 homes/year.

No more questions being asked President Dennis called for a vote on the Motion to have a \$1,000 initiation fee. Only 17 in favor. The motion did not pass.

Next, President Dennis asked for Questions on the motion to increase dues \$300/year.

Discussion:

James Bernlohr- Is it a nightmare to do a special assessment?

Ben Hilliard- Yes. Although, I have never done this, but from what I've heard it is.

James Bernlohr- How did we come up with the \$300?

Ben Hilliard- It is a combination of having 3x annual expenses as a rule of thumb, along with future costs and expenses as expected by the Long Range Planning committee.

James Bernlohr- If you're holding an extra \$100,000 at the end of the year can the Board just spend it as they see fit?

Ben Hilliard- No expenditure can be done unless in the Budget and voted on at the Annual Meeting.

Tom White- The idea for a Capital needs assessment has been mentioned, and it looks like a lot of work was done; but I'm still confused where the numbers came from; so the \$300 could be woefully short, or an excess. Buyers will look at HOA Budgets and determine if finances are appropriate or is an assessment coming, and we really need to have a 3<sup>rd</sup> party assessment done.

Ben Hilliard- I wish I had a projector and screen to show you the numbers in question and better explain how it was determined. One document had cash expenditures going out to 2050. There are lots of other charts and graphs there.

Jimm Rich- I'm confused. I thought there was either a \$100 increase or a \$300 increase. Is that true?

Ben Hilliard- Only one increase initially of \$300 with an additional increase of \$100 as one option. And that were if we wanted to build something, and I'm not saying what, but just where the money comes from. The money required for construction would be obtained from a loan, and a portion of the \$300 would go towards servicing the debt on the loan.

Jimm Rich- Does any other community do this?

Ben Hilliard- Yes, but I'm not sure how many.

Mike Calabrese- Eagles Passage in Davidsonville did it no problem.

Matt Reed- There's nothing in the Covenants that allows for borrowing money; and I recommend we spend some time figuring out if we can.

President Dennis- Thanks everyone, but we need to get back to the motion.

Laurie Dennis- How did the Board determine the \$300 increase?

Ben Hilliard- We were looking at total cash and expenditures of Long Range Planning Committee. For instance, the Marina road is facing a \$50,000 replacement/repair job, then in another 5 years we will need \$160,000 for other repairs.

Laurie Dennis- So the increase is going to Capital Reserve and not a structure?

Ben Hilliard- If there's no structure, then the money goes to Capital Reserves.

Kim McVicker- Why are we talking about a structure when we are already talking about being in need of raising reserves?

Ben Hilliard- I'm not. The community is.

Heather Dodd- How much is in the Bank Account?

Ben Hilliard- We haven't gotten there yet.

Heather Dodd- Can we have a sneak peek?

Ben Hilliard- There's \$3,500 in the checking account and \$56,100 in the money market account, with a net change increase in assets of \$7,000. So, Yes, at our current dues we are able to put some money away into reserves, but not enough based on the Long Range Planning Committees projections.

Joe Mayer- Did I see that the \$300 covered both a Structure and Reserves?

Ben Hilliard- Yes. \$268 was budgeted for debt service, and the rest would go to Reserves.

Joe Mayer- announced he would like to make a statement, the gist of which was that we are the only community without a pool fee, and the Marina dues have increased 78% since 2011.

President Dennis then announced if there were no more questions then he would like to vote on the Motion to increase Annual dues by \$300/year. A total of 17 votes and 16 proxies fails to carry the Motion. Next the Board Member Election Committee announced the results of the first round of voting, and Ann Behrens, Jason Werner, and John Erwin were announced as new Board Members with a second round of voting to commence to elect the final member.

Next Ben Hilliard continued the Budget report for 2020, announcing that everything came in line with a \$10,000 surplus, with general expenses being lower and no repairs. Ben next spoke on behalf of Chet Goudy who motioned to not raise Marina dues.

Voice vote was unanimous to not increase dues.

Next Ben stated that he would go through the proposed Budget with line items that had a change, and to please hold all questions until the end.

Security- \$0 budget last year and spent \$0. This year requests \$500 for signs and other deterrents to theft.

Social- \$1900 budget last year, but due to Covid only spent \$325. Asking for \$2500 this year with the \$600 increase to support a Community Fun Run.

Pool- \$4000 budgeted last year, and spent \$3290. Asking for \$6000 this year with the addition to cover the cost of new chairs.

Tennis- \$1000 budgeted, and spent \$500. Was initially budgeted to receive \$5500 for repairs, but asking for motion to reduce to \$4500 with Paul Schratz 2<sup>nd</sup> the motion and unanimous voice vote to decrease.

Questions-

Someone- what is the Fun Run?

Ben Hilliard- Kelly Siekman (not present) had asked the Board to fund a Fun Run with the money going towards T-shirts, refreshments, medals and prizes.

Someone in the back- That's a lot of participation trophies, and Gatorade.

Laurie Dennis- I move to strike the \$600 Fun Run from the budget until more discussion can be had.

Jimm Rich- 2<sup>nd</sup>

Vote- All except 2 nay votes in favor of decreasing Social budget to \$1900.

Eric Alexander- I make a motion to have Alexander Animal Hospital Sponsor the \$600 for the Fun Run.

Mike Calabrese- 2<sup>nd</sup>

Vote- Unanimous Yea vote.

Next the President called for a Voice Vote on the proposed Annual Budget, and a unanimous voice vote to adopt.

K. New Business. Kevin McGeagh made a motion to hire an outside, 3<sup>rd</sup> party Capital Needs Assessment or Physical Needs Assessment provider to perform an accurate 10 or 20 year assessment.

Tom White- 2<sup>nd</sup>

Mike Calabrese- I would like to suggest we put a cap on the total cost, and suggest we amend the motion to put a \$5000 cap on the assessment, and allow for up to 3 estimates from providers to perform the assessment.

Ben Hilliard- I would like an explanation of the scope.

Frank Cullen- there needs to be oversight of this. We can't just hire someone.

Conor Gilligan- I suggest the formation of a committee composed of residents with expertise in the areas being assessed to provide oversight.

Nate Hall- Is the committee replacing the outside rep assessor?

Ben Hilliard- No. Just serving as oversight.

President Dennis next asked the Secretary to read back the motion.

Eric Alexander- A motion to have the Board obtain 3 independent estimates for an outside, 3<sup>rd</sup> party Capital Needs assessment provider to accurately formulate a 10 or 20 year assessment for the community with a cap on total expense of \$5000 and a Committee of neighborhood residents with expertise in the areas of assessment serving as oversight.

President Dennis called for voice vote with majority in favor and 2 nay votes, so the motion passed.

Next the Committee for Board Member elections announced that the Results of the 2<sup>nd</sup> round of voting resulted in no resident receiving the required 34 total votes for admission to the Board; so a 3<sup>rd</sup> round of voting would commence.

Mike Bates- a sign for a new subdivision is posted at south end of B&A on right side before ending at Ritchie Hwy, and the subdivision would create a traffic nightmare; and thinks it would be a good idea for the community to band together and formally announce our disapproval of such a subdivision.

Kevin McGeagh- Its only adding 2 houses bringing the total to 3.

Sasha Griffin- a lot of trash, dog waste, dirty diapers, etc is strewn along Glen Oban Drive and proposes the installation of communal trash cans.

Eric Alexander- I don't want a communal trash can in my yard.

Someone- people just need to pick up their own trash.

Andrew Ledford- The community needs to come together and vote for electronic voting on Budget.

Unfortunately can't make a motion today because not enough notice.

Jimm Rich- I was not aware a 30 day notice was required to make a motion to amend the bylaws.

Andrew Ledford- It's not 30 days, but just advanced noticed to the community of a proposed amendment to the bylaws before the Annual Meeting is required.

Emile Henault- Bylaws do state we can vote electronically, and more specifically, the Maryland State HOA act does allow for electronic meetings and voting and supersedes and community bylaws.

Andrew Ledford- quoted from the Maryland HOA laws an excerpt that seemed to contradict that.

Emile Henault- You're interpreting that wrong.

Next the Committee for Board Member elections announced they had results for the final Board member and a majority was had in favor of Paul Schratz joining the Board.

L. 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 4:37pm

M. Local Council Reports:

1. Arnold Preservation Council (APC) No report submitted. Will need a new volunteer to serve as community representative in place of Rita Cavanagh.

Questions-None

2. Growth Action Network (GAN) of A.A.Co. No Report Submitted.  
Questions-None
3. Greater Severna Park Council (GSPC). Michael Bates- No report received.  
Questions-None

Eric Alexander  
GOA Secretary