

## Waterview Home Owners Association

Annual Winter Meeting

December 8, 2009

### Meeting Minutes

Meeting was held at the Stemmers Run Community Center

Meeting was called to order by HOA President James Harlow

#### Board of Directors:

Vice President:	Tim Daiker	Absent
Treasurer:	William Foster	Absent
Secretary:	Sam Hannigan	Present
Member at Large:	Kurt Nachtman	Present

Present also is Matt Merkle – Tidewater Management Representative

President announced the meeting and skipped the reading of the minutes from the last community wide meeting. Getting straight to the primary reason for the meeting, elections, he commented that there have been no nominations for board of directors positions. Also noted was the low number of homeowners present. In order to hold elections, there must be a quorum of homeowners present or by proxy to cast votes. We did not have this quorum present and only one proxy vote was received. Only 17 homes were represented at this meeting, not nearly enough for elections to take place. As a result, we will need to hold another meeting at which time those in attendance will form the quorum for the elections, regardless of the numbers present.

#### Budget issues:

President Harlow took this as the treasurer was not present. He noted the past purchases that the board has undertaken in the past year and also the budget related issues regarding payment of association fees. Presently only 60-70% of the households are making regular payments. He discussed the legal issues that have been undertaken in the past or may be used to ensure collection of past fees.

- Warning letters
- Collection agency
- Liens filed against the home
- Garnish wages

Also noted was the annual events previously conducted by the association may not take place until funding was back on track. These included:

- Annual picnic
- Dumpster days (paid by the association)

A copy of the proposed 2010 budget was distributed to all those in attendance and will be posted on the website.

#### Covenant Issues:

Several issues were raised by members in attendance. These included:

- Leaves in the street blocking rain runoff
- Cars parking in back yards on grass
- Street light issues (out)
- Sidewalk repairs

We will ask the landscaping company to collect leaves in those areas where they are blocking drainage. This is an addendum to the contract so it will add additional costs.

If you have neighbors (or you are) parking vehicles in the yard on the grass, be aware that this is in violation of covenant and Baltimore County regulations. Please stop doing so if you are currently parking in your back yard. Violators may be reported to Baltimore County for zoning violation issues.

Street lights have been reported out at Seamaster Road and Mars Run Road and Seamaster Road by the shopping center walkway. These will be reported to BGE for repair issues.

A member brought up sidewalk repair issues on the main sidewalk in front of his house. This was addressed by the Board previously during the year. The main sidewalk in front of your house is your responsibility to maintain by Baltimore County code. Your homeowner's insurance could be attached if someone is injured on this sidewalk even though it is open to the public to use. A member requested that the HOA take responsibility for repairs to these sidewalks. As the Board noted earlier this year, we are responsible for sidewalks in the "common" area grounds, but not in front of individual homes. If the HOA were to take on repairs to all sidewalks, this could cause a fiscal responsibility, and possibly a legal responsibility, that the HOA cannot accept at this time.

#### Open Forum Issues:

**Crime Issues:** There have been a number of mailboxes damaged along Waterview Way. Some residents advised that damage has been done by groups of youths in the afternoon, possibly coming home from school or passing through the neighborhood. Please keep your eyes open for any related activity.

Christmas decorations have also been removed from the outside of a home on Seamaster Road and one home was recently broken into on Seamaster Road near Commodore Road.

If you see any suspicious behavior, please report it to the police department immediately.

Winter Related issues:

The snow removal contract was recently approved by the Board of Directors. They will remove snow in the alleys and on the common main sidewalks. Discussion was heard on the depth of snow before plowing. Some would prefer that plowing not occur until it is very deep due to garages being “plowed” in by the snow removal efforts. This discussion went back and forth. There is no specific depth that is noted and it will be a judgment call on the Board for snow removal.

Nominations:

Requests for nominations for the Board of Directors positions were requested at the end of the meeting. Nominations may also be made on the mailed forms, by notifying Tidewater Management or by using the form on the website.

New Meeting:

We will need to schedule a new meeting for the purpose of elections. This will be done in the near future and notifications will be mailed out by Tidewater Management as soon as a date and location can be established. Your attendance at this meeting is urged.

The meeting was concluded at 8:00 PM

Minutes by Sam Hannigan