

Bolton Hill Homeowners Association Board Meeting Minutes

May 13, 2019

St. Benjamin’s Lutheran Church, Westminster, MD

-The meeting was called to order by Board President, Josh Gold at 7:00pm.

-Board members present were Josh Gold (President), Stacie Wallace (Vice President) Audrey Willis (Treasurer), John Brock (Secretary) and John Wyatt (At-Large). Theresa Prochaska from Utz Property Management was present at the request of the Board.

-Reading and approval of the meeting minutes from 3/18/2019 were done by the Secretary. A motion was made to approve the minutes and the motion was subsequently passed.

-Financial Report: As of 5/13/2019 the checking account has a balance of $64821 and the reserve account has a balance of $88817.

-Old Business: From the Social Committee, a reminder that the neighborhood cookout will be Saturday June 8 at 3pm at the Silo. Detail can be found on website and Facebook page.

-New Business: Budget discussion: The proposed budget was mailed to all homeowners is April. At this time there are 19 lot owners in arrears regarding annual dues. These parties have been notified. 173 lots have been settled and 3 remain to be sold. Expenses remain unchanged compared to the last draft. Social Committee budget has been decreased to $2500. The budget as is will require an offset from capital contributions of $4965. A question was raised regarding a line item for future repair expenses and whether this is required. Comments were also made regarding the need for a balanced budget and how a balanced budget will likely require a dues increase. After discussion a motion was made to approve the budget as written. The motion was properly seconded, and the Board approved to budget by a 4-1 vote.

-Future meetings for 2019: July 8, September 9, October 14 (annual general meeting), November 11. Meeting will be at 6:30pm at St. Benjamin’s Church.

- Open Forum: Discussion of placement of a portable basketball hoop placed between sidewalk and curb facing the street- The area between the sidewalk and the curb appears to be a “common area” and therefore no structure (temporary or otherwise) can be placed there. It was brought up that there may be a city or county ordinance prohibiting basketball hoops from facing the street as this may encourage children playing in an active roadway.

Questions have been raised about shed sizes. At this time, the HOA does not have a maximum size limit. There is no rule or bylaw defining this. The developer did have a guideline of 144sq. ft. prior to handing the HOA over to the homeowners but this guideline was not followed on at least two occasions. The Board has approved sheds larger than 144sq. ft. but these instances were prior to the current Board have any knowledge of this guideline or the Board receiving documentation of prior approvals. The Architectural Standards committee is working on this and other aspects of improvements to help better define what is appropriate as the bylaws are very vague.

-Adjournment: A motion was made to adjourn, it was seconded and unanimously approved at 1953

John Brock

Secretary

Bolton Hill Homeowners Association