

Bolton Hill Homeowners Association Board Meeting Minutes

July 8, 2019

St. Benjamin’s Lutheran Church, Westminster, MD

-The meeting was called to order by Board President, Josh Gold at 6:31pm.

-Board members present were Josh Gold (President), Stacie Wallace (Vice President) John Wyatt (Treasurer)and John Brock (Secretary). Theresa Prochaska from Utz Property Management was present as well.

-Reading and approval of the meeting minutes from 5/13/2019 were done by the Secretary. A motion was made to approve the minutes and the motion was subsequently passed.

-Financial Report: As of 6/30/2019 the operating checking account has a balance of $58066.32, the savings account had a balance of $3000.00 and the money market account had a balance of $88833.60.

-Old Business: The Architecture Review Committee is almost done with a document better defining the acceptable characteristics for exterior modifications. They expect to have a document ready for Board review in August.

The Board is working on a fine structure and implementation format. Warning letters at this time seem to be ineffective. The Board has reviewed the fine structure that Meadow Creek uses. Discussions will continue.

-New Business: The Board is looking to have a preliminary 2020 budget in September with a final vote in October.

Audrey Willis has resigned her position on the Board on 6/27/19. At that time, the Board moved John Wyatt into that position. Anyone interested in the open Board position can submit their name to John Brock ([secretary@boltonhillhoa.com](mailto:secretary@boltonhillhoa.com)). This will be posted on the Facebook page tomorrow. Requests will be taken for the next week, then Board will review and appoint.

- Open Forum: A question was raised regarding other people’s pets waste in yards. That issue is best brought up to the city.

-Adjournment: A motion was made to adjourn, it was seconded and unanimously approved at 6:41pm

-Closed session: Past due accounts- There are 17 accounts past due, three of which were paid late. Late fees were waived for these three dues to invoice processing issues. Statements will be resent to the remainder.

Due to Audrey’s resignation the banking accounts were closed in early July. Utz has these checks and these funds will be put into checking and money market accounts.

The website renews in October. We plan to keep the website although communication seems to be easier and more efficient via Facebook. There is a thought to merge the website with the Utz portal.

Dues increase- This idea is likely to be proposed at Budget time. Bylaws allows a maximum 5% increase per year. That would be $10.

John Brock

Secretary

Bolton Hill Homeowners Association