

Bolton Hill Homeowners Association Board Meeting Minutes

March 18, 2019

St. Benjamin’s Lutheran Church, Westminster, MD

 -The meeting was called to order by Board President, Josh Gold at 7:02pm. Sign in

sheets showed 21 lot owners present; enough for a quorum.

 -Board members present were Josh Gold (President), Audrey Willis (Treasurer), John Brock (Secretary) and John Wyatt (At-Large). Stacie Wallace (Vice President) was not present. Theresa Prochaska from Utz Property Management was present at the request of the Board.

 -Reading and approval of the meeting minutes from 2/5/2019 were done by the Secretary. A motion was made to approve the minutes and the motion was subsequently passed.

 -The Treasurer presented the financial report. As of 2/28/2019, the operating account had a balance of $57765.62 and the reserve fund had a balance of $88705.76. An itemized report can be obtained from Theresa Prochaska at Utz Property Management. There will be a separate account set up to deposit HOA initiation funds in the near future.

 -Meagan Donald, chair of the Social Committee, spoke regarding future social events. The March Madness Event will happen at Buffalo Wild Wings on March 30 at 5:30pm. All ages welcome. More details can be found on the Facebook page.

 A joint Easter Egg Hunt with Meadow Creek is scheduled April 11 at The Preserve in Meadow Creek. Please bring 12 prefilled eggs for each child participating.

A joint Neighborhood cleanup with Meadow Creek is set for 3pm, April 6 at the silo. Service hours are available for students. Forms will be available as well.

A combined yard sale with Meadow Creek is scheduled for May 4 and 5th for 8am-2pm. People can set up in their driveways with items for sale.

 A Bolton Hill Block Party is in the process of being planned for late May or early June.

 -New business items: 1. A call is going out for volunteers for an Architecture Review Committee. This committee is being charged with strengthening and clarifying existing architecture bylaws and formulating architecture guidelines. Contact the Board or check the Facebook page for upcoming information.

 2. The Treasurer presented our current budget proposal for calendar year 2019 (a copy of which was mailed to all lot owners in February).

- She wanted to make clear that although she was involved in “99%” of the budget, it was approved by the Board without her final input.

- She went over the budget line by line with explanations as to what each line item entailed.

- Questions were raised regarding the correct number of lots to expect dues from (189 budgeted for but 172 now the total per developer) and how that will affect income and that a line item for contribution to the reserve fund was not present.

- Social Committee budget was discussed, and the Board agrees that their budget of $5000 is overestimated and will likely not be that much.

- In order to balance the budget, $3909 will have to be deducted from the reserve fund.

 Based on the lot number discrepancies, exclusion of reserve fund contribution and possible social committee budget changes, the budget will be revised, and another meeting held (perhaps late May) to discuss and adopt.

 -The floor was then opened for questions:

 1. What does Utz Property Management for us? They collect assessments, send notifications and mailings, process violations, field calls, collect documents for architecture requests, provide limited legal advice and provide monthly financials to the board.

 2. The silo. No trespassing signs and warning signs to be put up. The idea of a fence was suggested.

 3. Trees in reforestation areas. The developer is responsible for complying with any county standards regarding the reforestation areas. Some residents commented developer attention and county oversight of this may be lacking.

 -A motion for adjournment was made and passed at 8:05pm.

John Brock

Secretary

Bolton Hill Homeowners Association