

Westerlee HOA Board Meeting
August 5, 2024, 6:30 - 8:00pm
Virtual Meeting

1. Call to Order – Wanda Richardson. Meeting called to order at 6:35pm
 - a. In attendance: Wanda, Jacqui Johnson, Chris Goatee, Klaus Philipsen, Pam Jarrell, Jessica Dotson, Rizwan Mahmoodi, John Fox, Shanna
 - b. Excused:
2. Approval of Minutes – Annual Meeting minutes deferred. Chris will send with 8/5/24 meeting minutes
3. Treasurer's Report - Jacqui account Balance \$18, 789
 - Insurance- paid \$100 (check#1154) to Schoenfield. Outstanding dues: TBD.
 - 11 people paid dues at annual meeting, Jacqui to pull together late notices with Rizwan. Chris/John Fox agreed to get mailed to neighbors.
4. Old Business/Follow up
 - Swale drainage update- Klaus and Rizwan
 - Nothing new to report. Rizwan reports continued flooding in the area of the swale despite reaching out to Balt. Co. DPW. Klaus recommends reconvening the efforts to reach out the DPW to clean out the culvert and 10-20 ft. in front of it. DPW wants the community to assume responsibility for clearing out the area further out. Rizwan questions the slope of the swale and whether or not the HOA could hire a company to clear the leaves and brush to allow functionality of the channel/drain.
 - Recommendation to resume communication with the county and beyond where they stop, HOA to hire Greenside Up Landscaping company- Trevor Abdul 443-676-1496 to clear out the area beyond where the county at least 6 properties from drain, 3-4 ft. wide. Rizwan will call for estimates x3 to clear of all organic matter. Upper limit of \$1200 approved unanimously.
 - 2010 Cedar Circle Fencing Complaint- Wanda and Klaus:
 - Wanda spoke to neighbor, Mr. A, and he still refuses to pay dues since he is part of the covenants, but is a member of the HOA based on HOA law. Board does not have good materials for resolution if other neighbors challenge covenants. Board agrees that we need, in writing, findings from the covenant search. Wanda and Klaus to write our lawyer, Mr. McCann. Will also confirm HOA law with neighbor, Karen Straughn.

- Covenant issue- Klaus
 - See notes above
- Yard Sale recap- Jacqui and Wanda
 - Had a dozen participants. Noted that Woodbridge Valley held their yard sale the week prior. Wanda suggests collaborating with Tina Brown as President of the Woodbridge Valley HOA for next year.
 - Klaus recommended that Wanda reach out to County Community Coordinators for surrounding areas to become engaged with leaders from the area. They send emails for events- Balt.Co.Engagement: MandyRemmell
 - 9/26 Community Leaders Summit
- Flags- Pam
 - Were distributed, but we lost some. Pam recommends purchasing another “set” as replacements.
- Recycle Containers-Shanna
 - Shanna to discuss with Ace Hardware
 - Chris forwarded list to Shanna. Received 8 requests for recycle bins. Shanna to request having them delivered if they can deliver the Saturday of the Community picnic. Neighbor donation is \$20. Deadline was 6/13 as published in the Newsletter. Debbie, on behalf of the Welcoming Committee, wants to know how we know out when new neighbors enter into the community.
 - Taken from Lowe’s website info for recycle bins and is a possibility for a “Welcome to Westerlee” gift- table the idea till 2025.

New Business

- Community Cookout- Wanda, Jacqui, Chris and Pam
 - September 21, 2024, 3-6pm
 - Culinary Innovations- Wanda got proposal from caterer ~\$2100, with servers and on site grill and provide own tents.
 - HOA to provide tent with sides - 20x40 or bigger desired, 50-chairs, 7-tables. Wanda says that ABC rentals as well as Party City rent tents. Jacqui to research and report back.
 - Pam to include QR code poster or something to bring to picnic to engage neighbors.
- Architecture Committee- Chris and Klaus
 - Nothing new
- Code enforcement- Klaus
 - Klaus reported non licensed vehicle across the street from 2018 Cedar Circle.

- Klaus wrote to Mile One regarding the storage yard and smaller employee lot. Is commercial land and agreement was for landscaping and parking lighting. Current status: new cars and employee vehicles parked in all areas and landscaping is in poor repair from employees parking on the lawn. Mile One responded that they will resolve.
- Newsletter/Website/Facebook page- Pam and Jessica
 - Article deadline- Due to Pam Next Monday, August 12, 2024.
 - FB- independent community group. Currently 11 neighbors. Pam will put a QR code on FB site.
 - Google drive started to add/share any documents updates to the website. Chris/Wanda/Pam/Jacqui to place minutes/treasurers report etc. in shared folder.

4. Other Announcements or Questions

- Next Meeting- October 21: 6:30pm
- Community party details to be discussed via text
- BaltCoGo App for code violations, etc.

5. Adjourn

- Motion to adjourn unanimously carried at 8:19pm