

**Minutes of the Special Meeting of the
Crescent at Cherry Lane Homeowners Association, Inc.
February 10, 2010 7:45 PM
First Baptist Church of Laurel**

Board Members Present: S. Michael Chittenden and Robin McCormick

Board Members Absent: Wm. Carl Isler, II

Officers Present: S. Michael Chittenden and Jacquelin A. Zimmermann

I. Call to Order

- Mr. Chittenden called the meeting to order at 7:45 p.m. and apologized for the delay in starting the meeting. The Amendment to the Declaration of Covenants was distributed to all those present.
- Mr. Chittenden clarified that the meeting was exclusively regarding the items on the agenda – the amendments because that was what was relayed to the community in the agenda and it will therefore be adhered to.

II. Quorum Check

- Mr. Chittenden reported that a total of 54 lots were represented at the meeting: 5 by proxy, 14 present member lots, 35 present developer lots.
- This exceeded the 30 percent required of 150 total lots to conduct business.

III. Member Discussion of the Proposed Covenant Amendments

- a. Mr. Chittenden explained the purpose of the covenant amendments and explained that they were intended to update the covenants to comply with changes in Maryland and federal law and to reflect resolutions previously passed by the board of directors.
- b. Satellite Dish Amendments
 - Provisions in the current covenants are not clearly in compliance with federal regulations governing the installation of satellite dishes.
 - The Amendment would make the covenants reflect that prior approval is not required and specified that installations must comply with rules adopted by the board and/or the covenants committee.
 - Member discussion followed.
- c. Clotheline Amendments
 - Currently the covenants prohibit clotheslines.
 - Mr. Chittenden explained that Maryland recently passed legislation that does not allow homeowners associations to prohibit clotheslines.
 - The Amendment updates the covenants to provide that clotheslines are permitted only in accordance with resolutions passed by the board and/or the covenants committee.
 - Mr. Chittenden solicited member discussion; there was none.
- d. On-Lot Maintenance Amendments
 - Mr. Chittenden explained that originally, the developer intended that only the townhome lots would receive on-lot maintenance. However, prior to the purchase of any lots, Michael Harris wanted single-family lots to also receive on-lot maintenance and the developer agreed, but the covenants were never updated. Mr. Chittenden explained that at all times since the first lot was purchased, single-family lots have

received on-lot maintenance and paid for it. He further explained that the proposed covenant amendment would make the covenants reflect the current practice.

- Members raised questions concerning the payment for damage to a lot caused by the contractor and the board's ability to consolidate on-lot maintenance assessments with quarterly assessments.

IV. Vote on Proposed Covenant Amendments

- A secret ballot was taken for each of the amendments. The results of the vote were as follows:
- Amendments for lawn maintenance – 54 for, none against
- Amendments for satellite dishes – 54 for, none against
- Amendments for clotheslines – 53 for, one against

V. Adjournment

- The meeting was adjourned at 8:05 p.m.

Approved by the Board of Directors

Jacquelin A. Zimmermann, Secretary

Date