

**Minutes of the Board of Directors Meeting of the
Crescent at Cherry Lane Homeowners Association, Inc.
July 25, 2013 8:00 pm**

**Red Sky Steak and Fish House
14707 Baltimore Blvd.
Laurel, MD**

Board members present: S. Michael Chittenden
Robin McCormick
Wm. Carl Isler, II

Officers Present: Jacquelin Zimmermann

Board members absent: None

I. Call to Order

Mr. Chittenden called the meeting to order at 8:07 pm.

Mr. Chittenden spoke to the members present to brief them on the format for the Annual Members Meeting and for the Board Meeting.

II. Approval of the Minutes from the Prior Meeting

Mr. Chittenden solicited any corrections to the October member meeting minutes. Hearing none, the minutes are approved with no corrections.

Mr. Chittenden stated the November meeting minutes need to be updated to reflect that the officers were re-elected by unanimous vote. Mr. Chittenden was re-elected as president, Mr. Isler as vice president, and Ms. McCormick as treasurer.

Mr. Chittenden solicited any further corrections. Hearing none the minutes are approved as corrected.

III. Old Business

A. Financial Review

Mr. Chittenden stated that the finances of the association are very good. We are slightly below budget on revenue currently and are well below budget on the expenses. This is a product of the developer paying for a number of items and that we are a new community and very little is going wrong.

A member asked what would a special assessment fund. Mr. Chittenden provided examples:

- an individual suing the HOA
- a common item (e.g. retaining wall or fences) broke in such a massive fashion

Mr. Chittenden went on to describe what the general budget covers.

Mr. Chittenden stated that we are in the process of preparing the 2014 budget now. It will be presented to the board and then to the members in October.

B. Covenant Reminder

There have been some concerns that residents continue to store their trashcans outside of their garage. This is counter to the covenants, regardless of whether your driveway faces the road or an ally. The fine, once it gets to the point of a fine, is \$25/day that the trash cans are outside.

A member asked about those residents who have not paid their HOA dues on time. Mr. Chittenden stated that currently we have \$16,624.18 in delinquent dues. In part, this was due to the previous law firm not being proactive. The current law firm has been much more proactive and regained about \$16,000 since they were hired. One unit has already declared bankruptcy and the HOA will likely never see those funds. Another three units are on payment plans.

A member asked if all of this information is available online and Mr. Chittenden described the content of the website www.crescentatcherrylane.webs.com.

C. Turf Rehabilitation Program/Landscaping

Mr. Chittenden described the areas that underwent rehabilitation. Mr. Chittenden stated that improvement has been noted and additional rehabilitation will be considered.

Mr. Chittenden stated that there have been issues with the on-lot weeding. The board has been in touch to try to get the services completed as they should be. In response to this and other frustrations, we are currently soliciting bids from landscapers to consider in a September board meeting.

A member asked if we have considered adding penalties to the contract.

A member asked about the timing for landscaping. Mr. Chittenden stated that the landscaper mows every 7-12 days between April & October and weeding every other mow. Additional items are done periodically.

D. Covenant Interpretation: Street Trees

Mr. Chittenden stated that previously the covenants were interpreted as trees in the common area are maintained by the HOA and the trees on lot are considered the owner's responsibility. A former HOA member brought up the covenant speaks to Street Trees and the developer stated that this was something that was applicable in the county, but we are in the city.

Mr. Chittenden put it to the board to interpret the covenant: are the trees in front of the house street trees. Mr. Chittenden moved that the board adopt an interpretation that the trees in front of a townhome or single family home on the lot be considered a street tree. Mr. Isler seconds the motion. Motion was passed unanimously.

Mr. Chittenden asked the members to please report any trees that are in front of the property that are dead to the property management company or the board and the board will send a letter to the owner stating the tree will be replaced.

A resident asked about 7300 Archsine where there is a dead tree on the side. The board stated that they would need to look at this item specifically and also determine if the tree was part of the common ground.

IV. New Business

A. Resident Information Sheet

Mr. Chittenden asked that those present complete the resident information sheet. The sheet helps the board keep in touch with the members. The

Mr. Jeff MacFarland gave a brief report for the neighborhood watch committee. He reminded the members to keep their garage doors closed late at night for safety. Mr. MacFarland has contacted members of the community at times when their garage doors have been left open.

B. Application for Exterior Alteration

The board has pending for consideration an application for construction of a deck in the rear of the property at 14811 First Baptist Lane. Mr. Chittenden stated that the design is similar to the Ryan home desks. Mr. Isler moved to approve the application. Ms. McCormick seconded. The motion was passed unanimously.

C. Construction Update/Parking

A member asked that we notify Ryan that they are obstructing the bus stop. Mr. Chittenden stated that he would notify Jude so he would enforce.

Mr. Chittenden reminded the members that once construction is completed, the allowance from the city for parking on the townhome side of Breckenridge.

A member asked about some recourse for the single-family homes that have site-specific mailboxes, which are obstructed by parked cars. Mr. Chittenden stated that the only alternative that the post office will approve is to move those member's mailboxes to community mailboxes.

A member who lives on Breckenridge expressed concern that when the single-side parking is again enforced, there will be insufficient parking. Mr. Chittenden reminded members that per covenants residents are not permitted to park on the street; they are to park in their driveway or garage. Once the construction ends, the rule will be enforced again. The member brought up the idea of making Breckenridge a one-way street. Mr. Chittenden stated that this will be researched.

A member brought up a concern of speeding in the community. Mr. Chittenden spoke to the measures taken last year. He also stated that the board would reach out to the city to have an officer issue tickets for speeders.

D. Annual Picnic Scheduled

Mr. Chittenden stated that the annual picnic is scheduled for September 21. It will take place in the square in front of the community and follow the format of the previous years.

E. Dues Reminder – July 1

Mr. Chittenden reminded the members that the quarterly assessment was due July 1st.

V. Member Discussion

Mr. Chittenden asked if there were any items for discussion. A member asked about the pre-approved storm doors. Mr. Chittenden stated that those doors can be installed without any approval.

VI. Adjournment

Mr. Chittenden adjourned the meeting at 9:08 pm.

Approved by the Board of Directors

A handwritten signature in cursive script, reading "Jacquelin Zimmermann". The signature is written in black ink and is positioned above the printed name and title.

Jacquelin Zimmermann – Secretary
Crescent at Cherry Lane Homeowners Association