

**Crescent at Cherry Lane Homeowners Associations, Inc.  
Board of Directors Meeting**

**November 13, 2014 7:37 PM**

**First Baptist Church of Laurel  
Laurel, MD**

Board members present: S. Michael Chittenden, President  
Jeff McFarland, Vice President

Officers present: Jacquelin Johnson, Secretary

Board members absent: Robin McCormick, Treasurer

**1. Call to Order**

The meeting of the board of directors was called to order at 7:37 pm.

**2. Approval of the Minutes from the Prior Meeting**

Copies of the minute from the July 22<sup>nd</sup> meeting were distributed for review. Mr. Chittenden asked if anyone had any corrections or questions. Hearing none, the minutes were approved.

**3. Old Business**

**A. Change of Property Management Company**

The board has voted to transition management of the HOA from Tidewater to Hartford Property Services. There will be a three-month overlap in service to facilitate the transition. The first payment that will need to go to the new company will be the April 1, 2015 payment.

**B. Social Committee Ideas – Review of Movie Night**

Mr. Chittenden reviewed the events that led to a movie night instead of the picnic. Mr. Chittenden asked the members present if they would like to have more movie nights or what other events they might be interested in.

A community member stated that his family members enjoyed it and spread the word to other community members. Another member contributed that his daughter enjoyed it.

A member brought up the social gathering at the restaurant last year. Mr. Chittenden reviewed that it was well attended, but the total cost was \$50/person.

Mr. Chittenden also reviewed the general costs associated with varied events. No community members contributed additional ideas.

## **4. New Business**

### **A. Officer Election**

Mr. Chittenden reviewed the board roles and responsibilities. Mr. Chittenden motioned that the officers be elected to their same board positions and that Ms. Johnson as Secretary. The motion was seconded and passed unanimously.

### **B. Review / Adopt 2014 Operating Budget**

Mr. Chittenden indicated the budget was available in the back of the room. He reviewed that the quarterly assessment was increase slightly (by \$10). This was primarily in order to cover an increase in budgeted amount for snow removal. Operating reserves were also added in order to address any overages.

The association is generally on track with the budget. The association did do some extra landscaping items in 2014 (replaced trees, watered common flowerbeds, etc.).

Mr. McFarland made a motion to approve the proposed budget. The motion was seconded and the budget was approved unanimously.

### **C. Individual Homeowner Snow Removal Program**

Mr. Chittenden distributed and reviewed information regarding the option to have the company that removes the snow for the community also remove the snow from residents' sidewalks and driveways. He also reminded users

### **D. Leaf Removal**

The landscaping organization will be out next week to remove leaves.

### **E. Applications for Exterior Alteration**

There is an application for a deck to be installed at 7203 Breckenridge St. The board had reviewed the application and the deck would be consistent with other decks in the community.

Mr. Chittenden moved that the application be approved. The motion was seconded and passed unanimously. The approval will be mailed out from the property management company.

### **F. Discussion of Solar Panel Installation**

Mr. Chittenden briefly discussed that a home had solar panels installed. Mr. Chittenden stated that Maryland law prohibits any limitations being placed upon the installation of solar panels, so this was entirely in the homeowner's right.

## **5. Member Discussion**

A member brought up the covenants committee volunteers from an earlier meeting. Mr. Chittenden stated that he had the list of the volunteers, but had not done anything with it. Mr. Chittenden promised to follow up.

## **6. Adjournment**

The meeting was adjourned at 8:10 pm.

**Board of Directors Special Meeting Minutes  
Crescent at Cherry Lane Homeowners Associations, Inc.**

**September 29, 2014 7:00 PM  
Mr. McFarland's Residence**

Board members present: S. Michael Chittenden, President  
Jeff McFarland, Vice President  
Robin McCormick, Treasurer

Officers present: Jacquelin Johnson, Secretary

Board members absent: None

The meeting began at 7:05 pm.

Special meeting to discuss a request for waivers made by account XXX-0101. The Member attended with another member in support.

The resident presented the sequence of events and documentation supporting the sequence. The board had an opportunity to ask further questions to clarify.

Based on discussion, fault seems to be shared by a number of parties in handling communications, although the resident does hold blame. Additional consideration was given to the resident's efforts to refinance the mortgage on the property and the potential of litigation. The Board considered the potential litigation fees and detriment of a having a potential foreclosed property.

The Board voted to waive the fees based on the resident's unique situation. The resident will be informed that this does not absolve the resident of fault for not providing money to the appropriate parties and that the Board will not show any leniency in the future should the resident be delinquent again.