

OWINGS MILLS NEW TOWN COMMUNITY ASSOCIATION
Board of Directors Meeting
Thursday, April 20, 2017

Present

Lori Calvo, Vice-President
Teresa Thomas, Secretary
John Gourdin, Treasurer
Bob Book, Member-at-Large
Patrick Butler, Member-at-Large
Shep Kshepakaran, Member-at-Large
Bette O'Connor, Member-at-Large

Charlene Morazzani-Hood, Association Manager
Kathleen Elmore, Attorney

14 homeowners

Absent

Lynn Merritt-Nixon, President

Call to Order

Calvo called the meeting to order at 6:32 p.m.

Approval of Minutes

- January 19, 2017 minutes reviewed. O'Connor made a motion to approve the January minutes. Kshepakaran seconded the motion. With all in favor, the motion carried.
- February 16, 2017 minutes reviewed. O'Connor made a motion to approve the February minutes. Book seconded the motion. With all in favor, the motion carried.

Treasurer's Report

- Given by Morazzani-Hood.
- Details of the account balances were provided. Un-audited balances as of 3/31/16 are \$1,677,625.60.
- One (1) delinquency being disputed. Issue is being worked by RRG.
- There were some invoices received snow removal and legal work which were submitted to the Board for approval later in the meeting.

Old Business

- Board vacancies - John Gourdin, Lawrence Jones, III, and Rory Wise submitted candidate profiles, stated their interests in the OMNTCA and answered questions from the Board. The Board voted on the candidates at the March 16 meeting. Two (2) candidates approved by the Master Association. One (1) candidate declined to join. John Gourdin accepted.
- Vacant Executive Board position – Master Association has an open Treasurer position. Calvo called for nominees from the Board to be Treasurer. Gourdin volunteered. There were no other nominations. Gourdin will fill the Treasurer position.
- Proposals – O'Connor presented the MainScapes landscaping proposals
 - 1) At the right of the Social Pool, remove the Ash and replace with one (1) caliper Gingko at the cost \$945. On the left of the Sports Center, install one (1) Southern

- Magnolia at the cost of \$815. Plant material will be watered at the time of installation. Additional watering will be charged at \$40 per man hour. Thomas made a motion to remove the Ash and replace it with the Ginkgo for \$945, plant a Southern Magnolia for \$815, and water the named plants as needed at \$40 per hour. Book seconded the motion. With all in favor, the motion carried.
- 2) Car accident at intersection of New Town and Lakeside Blvd. which damaged the river rocks and flowers in the bed. The river rocks will be reset, the flowering fabric/mesh replaced, and a new steel edge installed for \$630. Book made a motion to accept MainScapes' proposal to replace the steel edging, replace the stone, and replace the flowering fabric for \$630. Gourdin seconded the motion. With all in favor, the motion carried.
 - 3) Car accident at intersection of New Town and Lakeside Blvd. damaging the shrubs, annual flowers, and Crape Myrtle tree. The shrubs will be replaced, the tree will be fertilized to assist with its recover, and three 3-gallon Blue rug junipers will be installed at the cost of \$585. Additional watering will be charged at \$40 per man hour. Book made a motion to accept the proposal. Butler seconded the motion. With all in favor, the motion carried.
- Pool Proposals – Kshepakaran presented the items needing attention before the May opening
 - 1) At the Social Pool some repairs and parts are needed. Repairs to deck stencils totaling \$150. Pool parts total \$415.25. A total proposal cost was \$565.25. Thomas made a motion to accept the proposal. O'Connor seconded the motion. With all in favor, the motion carried.
 - 2) At the Lap Pool some pool repairs and parts are needed. The pre/post inspection repairs not recommended at this time. Pool parts total \$605.20. A total proposal cost was \$605.20. Thomas made a motion to accept the proposal. O'Connor seconded the motion. With all in favor, the motion carried.
 - 3) At the Upper Mill Pool some pool repairs and parts are needed. The in-pool repairs are not recommended at this time. Pool parts total \$289.20. A total proposal cost was \$289.20. Book made a motion to accept the proposal. Thomas seconded the motion. With all in favor, the motion carried.
 - Power wash Cleanings at Upper Mill, Middle Mill, and Social Pool – Morazzani-Hood presented ProCo's proposal which included a low pressure rinse wood trusses and railings, spray sunshades with 30-second mold remover, spot prime and finish with semi-gloss paint (Social pool only), low pressure siding and soffit at all three (3) buildings, and at Upper Mill just a cleaning. This proposal costs \$4,850. Book made a motion to accept the proposal. Butler seconded the motion. With all in favor, the motion carried.
 - Meeting Place Renovations – Calvo presented status of the renovations. The final touches are being complete, the furniture is slightly delayed, a roof leak was discovered and is being repaired, and the cleaning contract has been signed. The Meeting Place will be cleaned once a week. This may change if necessary. The Meeting Place is expected to be open by the beginning of May.
 - Pool Bathroom Renovations – Calvo presented the status of the renovations. The floor and wall tiles have been installed. The countertops and lighting will be installed the week of April 25. The renovations are expected to be completed by May 12.
 - Security in New Town – Matt Wolf of Wolf Security provided recommendations for safety in the community. Currently, there is an unarmed guard that patrols the neighborhood from 7:30 p.m. to 1 a.m. Sunday through Thursday, and 7 p.m. to 1 a.m. on

Friday and Saturday. Wolf suggests that the hours change around June 1 due to schools closing for the summer, change in weather, etc. Wolf's recommendation is to change the hours to 8:30 p.m. to 2 a.m. Sunday through Thursday, and 8 p.m. to 2 a.m. on Friday and Saturday. The challenge is one guard for the New Town area. Wolf's recommendations to hire more guards to cover the area using New Town Blvd as the point of division for the patrols. Wolf stated that last year during the months of June, July and August; the guards spent a great deal of time patrolling the Upper and Middle Mill pools for teenage vandals. Wolf recommends investing in cameras and proper lighting in the areas of the pools and park areas. Since many juveniles congregate around the areas of Upper and Middle Mill pools, the patrols focused in these pool areas and were not able to cover the remaining areas of New Town. Wolf stated that this is a seasonal issue. Wolf recommends patrols on Tuesdays through Saturday instead of seven days a week for budgetary reason. Michele Daniels spoke of modifying the patrols hours to 10 p.m. to 4 a.m. Morazzani-Hood asked that Daniels and Wolf submit their recommendations in a proposal to be presented to the Board. Additionally, Calvo asked Wolf to provide a summary of the reason for the recommendations. Questions from the audience regarding Wolf car patrols not turning on their lights. Thomas asked that the car patrols slow down in the neighborhoods. (Side note: Wolf is employed by McDonald's from 2:30 p.m. to 5:30 p.m. Monday through Friday.) Resident stated that cameras would be a good idea. Kshepakaran asked if the community is considering activities for the juveniles to decrease the juvenile criminal activity.

- Newsletter Topics – Architecture requirements, pool information, National Night Out, community safety, and driving speed concerns.
- Website – New website has gone live. New logins will need to be established for everyone. Thomas will distribute a “welcome” email to all community presidents and property managers by April 25. Community presidents will need to identify the point-of-contact for their community section.
- Telecommunications for the Pools and Meeting Place – Currently, there are only telephone lines in the lifeguard rooms. Phone service is enabled during the pool season and suspended during the off-season. The regular bill is \$81.30/month before taxes. With the addition of the Internet service, the Association will no longer be able to suspend the phones during off-season. In November 2017, Comcast and Verizon submitted proposals. Verizon offered only DSL service at the location of the Meeting Place; however, the company stated that they could install high-speed internet (50MB, 100MB, etc.) in the area. The Board requested a new proposal in February. Verizon stated that it is unable to provide high-speed at the Meeting Place. Verizon is no longer in the email business. Thomas recommended the Comcast 100 Bundle proposal. This includes 100MB for a monthly charge of \$169.80, with a one-time installation fee of \$89.95. This price includes a \$149.95 discount. This service is expected to work with the key fobs for the Meeting Place. Book made a motion to accept the proposal. O'Connor seconded the motion. With all in favor, the motion carried.

New Business

- Uproar Donation – Merritt-Nixon asked that OMNTCA consider making a donation to the Uproar Church for welcoming New Town residents for the safety meeting in February. The proposed donation amount was \$250. Thomas made a motion to donate \$250 to Uproar Church. O'Connor seconded the motion. With all in favor, the motion carried. Wolf asked that Morazzani-Hood send Wolf Security the \$250 donation invoice and he will pay it. It was suggested that the OMNTCA match Wolf Security proposed

amount for a combined donation of \$500 to Uproar. Thomas made an amendment to prior motion for OMNTCA to match Wolf Security's \$250 donation for a total donation of \$500 to Uproar Church. Gourdin seconded the motion.

- The Board will re-instate the nominating committee for candidates. New candidate forms will be revised and distributed in July 2017.
- New Candidate presentations – Dwight Deshields and Kevin Keitel. Both candidates stated their interests in the Board and community. Book asked a few Board questions. The Board would vote at a secret ballot after the meeting.

Open Forum

- Concerns regarding the landscape damage due to vehicle accidents. Why do the residents of OMNT have to assume those costs? These fees should be forwarded to the drivers and/or insurance companies. Morazzani-Hood confirmed when a police report is file and/or the driver is known, all actions are taken to make them pay for the damage.
- A concern was raised regarding the recommendations to skip a few pool repairs for this season. The resident asked if the skipped repairs came to fruition during the pool season, who pays for the repairs? Morazzani-Hood stated that the pool company would be responsible. *(5/18/17 Correction: If skipped repairs become an issue during the pool season, OMNTCA is responsible for the costs.)*
- A concern was raised regarding the amount of money in the operating accounts being over \$250K. The resident believed that the balances were too high for those accounts. Gourdin explained that the net worth has increased sizably in the past three (3) years. There are some adjustments to be made; Gourdin will work on those recommendations.
- Police activity at the homes of absentee owners is a concern in some communities. There are some homes that are nuisances in the community impacting the quality of life. O'Connor explained that all rental homes are supposed to be registered with Baltimore County. These problem homes should be reported to Baltimore County, and to the community's property management company. Once the process is completed, then fines can be exercised on that problem property. The resident was encouraged to have a strong community with the property management team to make the absentee owners accountable. Morazzani-Hood asked the residents to send her the addresses of the problem properties for Legal and Board review.

Adjourn

- Thomas made a motion to adjourn. O'Connor seconded the motion. With all in favor, the motion carried. The meeting was adjourned at 7:56 p.m.

Action Items

No.	Action Item	Owner	Due Date	Status	Completed
1	Payment resolution and investigation of the root cause of the issue for pool pass bill	RRG	3/23/17	OPEN	
2	Suggestion that police use empty shopping center space as a kiosk	Board	Safety Meeting 2/9/17	OPEN	
3	Follow up on "cashed" check for delinquent association fees	RRG	3/23/17	PENDING	
4	Modification of Wolf Security patrol hours	Board	3/23/17	PENDING	

Respectfully submitted,

Teresa Thomas
Secretary