

OWINGS MILLS NEW TOWN COMMUNITY ASSOCIATION
Board of Directors Meeting
Thursday, May 18, 2017

Present

Lynn Merritt-Nixon, President
Lori Calvo, Vice-President
Teresa Thomas, Secretary
John Gourdin, Treasurer
Bob Book, Member-at-Large
Patrick Butler, Member-at-Large
Dwight Deshields, Member-at-Large
Kevin Keitel, Member-at-Large
Shep Kshepakaran, Member-at-Large
Bette O'Connor, Member-at-Large

Charlene Morazzani-Hood, Association Manager

22 homeowners

Absent

Call to Order

Merritt-Nixon called the meeting to order at 6:30 p.m.

Approval of Minutes

- April 20, 2017 minutes reviewed. Calvo made a motion to approve with comments the April minutes. O'Connor seconded the motion. With all in favor, the motion carried.

Treasurer's Report

- The un-audited account balances as of April 30, 2017 provided by Gourdin.
- Legal invoices totaling \$6,198.48 were submitted to the Board for approval. Gourdin made a motion to approve pay the legal invoices. Calvo seconded the motion. With all in favor, the motion carried.
- Snow invoices totaling \$8,947.50 were submitted to the Board for approval. Gourdin made a motion to approve pay the legal invoices. Calvo seconded the motion. With all in favor, the motion carried.
- Gourdin discussed the moving of funds to be FDIC insured.

Proposals

- Upper Mill Landscaping – Proposal from Atlantic Maintenance Group (AMG) for landscaping enhancements at the Upper Mill Pool and the dog park.
 1. Plant installation at the right pool entrance for \$775
 2. Plant installation at the left pool entrance for \$995
 3. Plant installation at the right side of the dog park \$1,565
 4. Plant installation at the left side of the dog park \$255O'Connor made a motion to approve the total proposal amount of \$3,590. Thomas seconded the motion. With all in favor, the motion carried.

Old Business

- National Night Out (NNO) – Thomas presented the 2017 NNO budget for approval. Book made a motion to approve the 2017 NNO budget. O'Connor seconded the motion. With all in favor, the motion carried.
- Pool Update – The acceptance of pool pass application at Merritt Athletic Club was successful. Pool passes sent for all applications received by the May deadline. This exercise will be repeated for the 2018 pool season. On May 19, there will be a walkthrough of the pool bathrooms to evaluate the renovations. The Pool committee will meet with the lifeguards to discuss the 2017 pool rules and standards. Rita's Ice will distribute free iced sweets at the pool openings. The Lap Pool motor is broken. It will cost \$550 to repair, which is the approximate cost for a new one. The Social Pool has a broken drain plug which will cost \$975 to repair. Calvo made a motion to approve the total lap and social pool repair costs of \$1,525. Book seconded the motion. With all in favor, the motion carried.
- Community Fencing Update – The power washing is complete. The painting is finished.

New Business

- Reserve Study – Roof Repairs – The roof at the Meeting Place was assessed. The roof was patched. There are some upcoming repairs for 2017/2018. At the June Board meeting, proposals will be presented. The structures at Upper Mill, Social and Lap Pools will be checked.
- Budget Committee - Gourdin called for volunteers for the committee. The committee will convene around July. This committee will discuss the movement of the funding into insured accounts and present a budget to the Board. Keitel and DeShields volunteered for the committee.
- CD Transfer – Gourdin stated that the amount to be transferred will need to be confirmed as well as the amount of liquidated funds. Gourdin would provide the Board recommendations for the transfer by June 15.
- Safety – Board acknowledged the recent criminal incidents in Central Park. Butler suggested removing the benches by the tennis courts since it seems to be a problem spots. Keitel suggested cutting the shrubbery, purchasing cameras, and better lighting. Morazzani-Hood expressed concerns about deterring criminal activity in one area may push the troublemakers into another area of New Town. Concerns were raised regarding the patrols of the park. The existing security company recommended armed guards. Several residents asked that armed guards be voted on by residents. There will be a follow-up on the security proposal and BG&E resolutions.
- Community Yard Sale – Jeannine Hale presented her idea of a community yard sale in Central Park this summer. The event would include New Town residents and vendors for a minimal fee. Book raised a concern about the clean up after the event. Calvo recommended scheduling the event in the fall to give enough time to plan all of the details. The Board asked Hale to organize a committee to plan the yard sale activities and budget. Then Hale and the yard sale committee would present the scope of the event to the Board in the next few months. Hale agreed. Thomas volunteered to be on the committee.

Open Forum

- Residents asked if the local councilmen could quicken BG&E assistance.
- A resident stated that their community had cameras installed as a deterrent. It has been very successful.
- Butler raised concerns about landscaping on Lakeside Blvd. for areas of neglect.
- A resident had a question regarding the legal invoices. Morazzani-Hood to follow up.

- Questions were asked about the pool company personnel and insect management at the pool.

Adjourn

- Calvo made a motion to adjourn. O'Connor seconded the motion. With all in favor, the motion carried. The meeting was adjourned at 8:35 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	CLOSED	5/18/17
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	CLOSED	6/11/17
4	Modification of Wolf Security patrol hours	Board	3/23/17	PENDING	
5	Clarification of legal invoices for January and February	RRG	6/15/17	PENDING	

Respectfully submitted,

Teresa Thomas
Secretary