

OWINGS MILLS NEW TOWN COMMUNITY ASSOCIATION
Board of Directors Meeting
Thursday, June 15, 2017

Present

Lynn Merritt-Nixon, President
Lori Calvo, Vice-President
Teresa Thomas, Secretary
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

4 homeowners

Absent

John Gourdin, Treasurer

Call to Order

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

Merritt-Nixon stated that the recording of the OMNTCA meetings by the Board was approved by legal counsel. Since the OMNTCA meetings are not public and open to only residents of New Town, OMNTCA is allowed to tape the discussions after announcing that the meeting would be recorded. Merritt-Nixon explained that residents attending the meetings must announce if they are recording OMNTCA discussions at the start of the meeting but must discontinue if another resident has an issue with the recording.

This was a recorded discussion.

Approval of Minutes

- May 15, 2017 minutes reviewed. Calvo made a motion to approve May minutes. Keitel seconded the motion. With all in favor, the motion carried.
- An action item log will be maintained by the Secretary for historical purposes.

Treasurer's Report

- The un-audited account balances as of May 31, 2017 provided by Morazzani-Hood in Gourdin's absence.
- Gourdin (not in attendance) made an earlier recommendation to the OMNTCA to move \$223,389.14 from the operating account to CDARs at BB&T Bank at a rate 1.67% APR for five (5) years. Up to 10% may be withdrawn each calendar year without penalty. Calvo made motion to move the funds. Book seconded the motion. With all in favor, the motion carried.
- Legal invoices totaling \$1,313.91 were submitted to the Board for approval which included March and April invoices for general legal advice and attendance at the April 20 OMNTCA

meeting. Thomas made a motion to approve pay the legal invoices. O'Connor seconded the motion. With all in favor, the motion carried.

Proposals

- AMG landscaping/snow removal contract presented. Committee made a recommendation for a multi-year, 30-day out contract for \$86,500. O'Connor made the motion to approve the contract. Thomas seconded the motion. Several questions raised by Butler. O'Connor amended her recommendation to a single year contract at \$87,250. O'Connor made the motion to approve the amended contract. Thomas seconded the motion. With all in favor, the motion carried.
- Keitel raised questions regarding tree removal in the community. O'Connor stated that proposals would be received for that work.

Old Business

- 12-Month Plan for OMNTCA – Merritt-Nixon explained that this 12-month plan was drafted in response to resident concerns regarding several issues in the community. Merritt-Nixon presented a list to the OMNTCA and it will be discussed further at the July BOD meeting.
 - The BOD would like to prioritize the items on the plan. Landscaping and Security deemed critical for the community.
 - O'Connor has asked the BOD to identify any problem areas as we walk through the community and share with O'Connor and Merritt-Nixon. Keitel raised the concern of the Owings Mills Blvd/Lakeside Blvd being unkempt. Merritt-Nixon has notified Tony Basemore (of Kevin Kamenetz's office) of this area for upkeep.
 - Chairpersons have been asked to identify charters by the Fall.
 - Ways to keep the community active outside of the pool season.
- Security Plan – Keitel/Deshields leading these efforts. They walked the community and identified areas of improvement in the areas of landscaping. Book suggested contacting Dan Bralove to get some background and tips for security matters.
- National Night Out (NNO) – Thomas presented the 2017 NNO update. The NNO kick-off event of the free movie night was planned for June 23. Signs will be posted throughout the community. Increased vendor interest. The Baltimore County Library gave a presentation to the NNO committee in June. More events planned in Central Park: Music in the Park with the Food Trucks.
- Need to replace three (3) trash cans at the tennis courts, Central Park and across the street from the Meeting Place. Total costs will be \$957 plus tax and shipping. Butler made a motion to purchase the Global Thermoplastic trash cans for \$957. O'Connor seconded the motion. With all in favor, the motion carried.
- Mr. Collins will be coming to power wash the bases of the Upper Mill Pool.
- The pool houses will be receiving new signage. Merritt-Nixon asked the OMNTCA to think about colors for the structures. We would like the buildings to be painted before affixing the new signs to the facilities.

New Business

- Social Media policy – OMNTCA will draft a policy for governances related to Facebook and the New Town website.
- Need for a Content Manager for the New Town website. Calvo added that we need to take inventory of the website. What pages are missing? Keitel asked if there was a way to post community issues, landscaping concerns, etc. to the website instead of sending emails. OMNTCA would like to have the website fully functional very soon. Kshepakaran stated that

the site should be accessible by the residents and be able to communicate with the OMNTCA. Calvo asked OMNTCA review the site and identify needs. Merritt-Nixon asked that OMNTCA members get logged onto the site. Ask residents in their community what they would like to see on the website.

- Previously, a woman asked OMNTCA about providing tennis lessons to residents for a fee. Thomas raised a question if these instructors would somehow give back to the community. Book asked if there is a possibly a free tennis clinic at the NNO event.
- Nominating Committee is needed for upcoming nomination process. O'Connor and Kshepakaran are on the committee. Kshepakaran suggested having non-Board members on the committee. The process should begin in July. Drafting the applications, obtaining volunteers, etc. The committee will consist of three (3) people. Judy Wolfe expressed interest in committee.
- Kshepakaran expressed wanted to bring information to OMNTCA worked by the Bylaws Committee. Merritt-Nixon asked if the committee would be ready to present status at the July meeting. Kshepakaran was in agreement.
- Keitel raised a question regarding the trees on the high school side of Lakeside Blvd. This is Baltimore County property. Tony Basemore was notified of the issue.

Open Forum

- Concerns over the signs by Rite-Aid. This is not New Town property. This issue has been elevated to Tony Basemore. OMNTCA is actively working with Baltimore County to resolve this issue.
- Resident asked for dates for the upcoming community events for newsletter purposes within specific communities. Thomas would confirm the upcoming OMNTCA event dates and share with the community.
- A broken swing set alert was posted on the NextDoor App. Concerns were raised about why this issue was not found by RRG. It was explained that RRG is not an onsite property management. This is not part of the OMNTCA contract with RRG. It was noted that as soon as the RRG was informed of the issue, it was immediately resolved.
- It was stated that OMNTCA is not affiliated with the NextDoor app.
- Book Mobile comes to Catholic Charities on a regular basis.
- A resident provided a Content Manager referral. She noted that she did not feel that OMNTCA should pay someone to manage the website content. She was asked to provide the contact information to her neighbor, Dwight Deshields. She was interested in doing activities with the children in the neighborhood; however, since the kitchenette has been removed from the Meeting Place it will be difficult to have arts and crafts projects there.

Adjourn

- Calvo made a motion to adjourn. O'Connor seconded the motion. With all in favor, the motion carried. The meeting was adjourned at 8:12 p.m.

Action Items

No.	Action Item	Owner	Due Date	Status	Completed
1	Suggestion that police use empty shopping center space as a kiosk	Board	Safety Meeting 2/9/17	OPEN	
2	Modification of Wolf Security patrol hours	Board	3/23/17	PENDING	
3	Correction of January minutes due to the clarification of legal invoices for January and February	Thomas	7/20/17	PENDING	

Respectfully submitted,

Teresa Thomas
Secretary