

## OWINGS MILLS NEW TOWN COMMUNITY ASSOCIATION

Board of Directors Meeting  
Thursday, December 21, 2017

### **Call to Order**

The presiding officer Michele Daniels called the Annual Meeting of the Owings Mills New Town Community Association to order at 6:30 p.m. at the Meeting Place.

### **Greetings/Introductions**

The board provided introductions, their positions and respective communities.

A quorum was established to move forward with the monthly meeting of the Owings Mills New Town Community Master Association.

### **Present**

Michele Daniels

Lucille Barrett

Anie Polatre Jackson

Michele Mangin

Monica L. King

Fred Knight

David Hodnett

Ron Stanislaw

Charlene Morazzani-Hood Association Manager

### **Minutes**

The minutes were presented to the board for approval. A motion was made by Ron to approve the minutes as written; Lucille Barrett seconded the motion.

### **Treasury Report**

The board discussed each item for approval:

- A. To approve reimbursement to Teresa Thomas for website cost charged to her credit card in the amount of \$935.00. A motion was made by Ron Stanislaw and seconded by Lucille Barrett, by unanimous vote the motion carried
- B. To approve to pay both Centerline invoices for Lap Pool re-winterization (which will be reimbursed by Concrete Contractor) and to replace defective valve in the amounts of \$690.47 and \$624.71. A motion was made by Ron Stanislaw and seconded by Lucille Barrett, by unanimous vote the motion carried.
- C. To approve to pay December 9, 10, 13, and 14<sup>th</sup> snow and ice invoices from contractor in the following amounts

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- I. \$4,450.00
- II. \$3192.50
- III. \$687.50
- IV. \$5,630.00

A motion was made to pay the invoices by Fred Knight and properly seconded by Lucille Barrett. By unanimous vote the motion carried.

D. To approve to pay completed concrete work in the total amount of \$16,090.00

This item was tabled for further discussion at a later time.

E. To approve to pay completed social playground mulch installation in the amount of \$1242.50. This item was tabled for further discussion at a later time.

F. To approve to pay completed Pool signs by A Fine Sign in the amount of \$1550.25. This item was tabled for further discussion.

G. To approve to pay for new installed pool covers at the Upper Mill Pool. This item was tabled for further discussion at a later time.

H. To approve a request was made by Nina McHugh for a \$50.00 gift card for a family in need at the Deer Park Elementary School. The board voted by email due to time constraints.

Discussion: Vice President, Anie Jackson stated in this discussion it was not proper to vote by email therefore this items would have to be ratified at tonight's meeting. A motion was made and properly seconded. The motion carried by unanimous vote.

**Tony Basemore: Assistant to the County Executive**

Tony Baysemore assistant to the County Executive provided an update on public safety concerns in New Town.

Mr. Baysmore spoke about the success of Coffee with Kevin Kamentnez held on November 6, 2017 at the Baltimore County Library where citizens of surrounding communities voiced concerns about public safety.

New Town is now on the radar and the county is working with the Franklin Precinct to address the public safety concerns in the community particularly as it relates to the drug dealing at the Sunoco gas station

The County executive contacted the police chief and engaged in a conversation regarding the concerns.

Discussion of Armed Robbery where suspected was apprehended but made bail

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Citizens are encouraged to call Scott Schellenberger office to voice concerns regarding the release of the suspect.

There are prospect of a community center talks with Delta Sigma Theta Sorority Inc.

The county is attempting to find activities for youth  
Newtown is a growth area as well as White Marsh

### **Question and Answer Period under Tony Baysemore**

Question; was the gun of the robber suspect apprehended?

Answer: not sure

Meeting:

Captain Matt McElwee resides in New Town

Comment: there was action on the drug dealing at Sunoco

### **Old Business**

The board agreed to provide a Christmas card donation to a family from Deer Park Middle School, which was ratified at tonight's meeting.

By-Laws Interpretation: Anie P. Jackson

Discussion

Michele suggested we vote to say we are going against the letter from the attorney as a result of the opinion of the attorney is possibly being flawed.

A motion was made by Anie Jackson to vote Bob Book and Rory Wise on the board as board members; Ron Stanislaw seconded the motion. All were in favor, except for one abstention by David Hodnett. The motion carried.

### **New Business**

Forensic Audit: Michele Mangin

The treasure is recommending the board hire a firm to conduct a forensics audit

There were a few contractors who breached the contracts.

The audit would review financial documents for any financial improprieties and look at possible breach in contracts.

This discussion will be tabled.

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### **Committee Review**

Presidents will be asked to solicit community members to serve on committees for the Owings Mills New Town Community. Committee reports will be presented during the January meeting.

### **Landscaping**

Ellen McNeil reported several dead trees along Lakeside Blvd. The Landscaping committee will look into this matter and establish if the trees are on county property or Owings Mills New Town Community common ground property. The landscaping committee will be given an opportunity to research this matter and make recommendations.

### **Budget Discussion**

Based on review of the current budget, it meets sufficient expectations with no noted concerns at this time but will be tabled for discussion at the January meeting.

### **CAI Membership Voting**

The board has an opportunity to join membership in the CAI. The institute is offering a membership for \$250.00 for 15 members.

The CAI offers continuing education opportunities such as seminars, conferences and obtaining community resources.

Ronald Stanislaw made a motion the master board collectively joins the CAI. The motion was second by Lucille Barrett. All board members were in favor, the motion carried.

### **Strategic Plan**

The discussion of the 30-60-90 Day Strategic Plan will be tabled for the January meeting.

### **Holiday Light Contest**

The board sponsored a holiday light contest for all community residence; there were sixteen entries.

Judges: Mario and Tasha Vanzie, Dino Kalush

### FIRST PLACE WINNERS

#### **Jason and Ariel Palmisano**

*Condo Category: Silverbrook Farm*

#### **Mike and Kate Shepet**

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*Single Family Category: The Meadows*

**Joshua and Jennifer Dupee**

*Townhouse Category: Oakside*

SECOND PLACE WINNERS

**Ryan McCoy**

*Condo Category: Buckingham Condos*

**James and Janet Barnes**

*Category: Single Family Category: The Meadows*

**Chris Brezinicky**

*Townhouse Category: Oakside*

THIRD PLACE WINNERS

**Jordan, Lisa and Aubrey Back**

*Condo Category: Buckingham Condos*

**Jeanine Hall**

*Single Family Category: Carriage Homes at the Pointe 1*

**Dwigh DeShields, Jr.**

*Townhouse Category: Crosswell Farm*

**Delegates Corner**

**Concern:** Fences and rails along Lakeside are missing and entry signs for communities are missing and wearing due to age.

**Board response:** An email will be sent to those community presidents to research this issue for resolution.

**Concern:** Residents who are not maintain their fences and deck.

**Response:** The Architectural committee to look into improving the structures of deck and fences. Many communities do not have copies of architectural guidelines.

Question: Was Trex fencing allowed and what does the HOA approve and is shadow fencing once of them?

Response: Trex fencing was allowed

The committee will look into changing solid fencing and will come up with a guideline

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**Security Update**

The board is actively seeking bid for new security contracts and companies. T. Cooper is currently conducting a security audit in the community; the results are pending.

**Question:** Can a list of committees be sent out so presidents can solicit membership from their communities?

**Response:** Presidents will be encouraged to seek community members to participate on community committees.

**Concern:** Who incurs the responsibility of the white fence on Lakeside Blvd? (Newtown Master or County?)

**Response:** Please forward pictures, streets and landmarks to Charlene who will identify who incurs the responsibility of maintenance.

Concern: Guardrails are rusted near Sunoco Gas Station.

**Concern:** There are holes in the sidewalks as a result of the water meter people who made some repairs.

**Response:** The County is responsible for the sidewalk and the community member should contact the county.

Lucille Barrett made a motion to adjourn the meeting, Ron Stanislaw seconded the motion, all were in favor, and the motion was carried.

Adjournment 8:30 p.m.

Next Meeting: Thursday, January 18, 2018 6:30 p.m. The Meeting Place

**Respectfully Submitted,**

Monica L. King, MSW, LCSW-C  
Board Member-Secretary

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