

**Habitat 1 Section A
Board Meeting Minutes
August 31, 2023**

The Board of Directors meeting of Habitat 1 Section A was held on Thursday, August 31, 2023 following Show Cause Hearings which began at 6:30 PM via Zoom conference call.

Present:

Dick Olney	President
Larry Thomasson	Vice President
Patrick Schmitt	Treasurer
Scott Gibson	Secretary
Savannah Collier	Brodie Management

- I. **Call to Order:** Mr. Olney called the meeting to order at 8:10 pm. A quorum of the Board was established.

II. **Brodie Management's Operations Report:**

- 1 resale package was released on August 7th for 1728 Leisure Way. There were no violations found during the outdoor resale inspection.
- Due to recent issues of units being sold with unapproved alterations, the Board would like to know what options there are for interior inspections for resale packages. Mr. Schmitt will contact the attorney tomorrow for more details.
- Violations discussed in closed session.
- Architectural requests discussed in closed session.
- Meter stack replacement completed 7/27/23. Mr. Thomasson noted concern with a 2 foot section around the meter stack/frame that is open and exposed to elements. The same area is open surrounding the other meter stack recently replaced also. Ms. Collier will ask Calvert for a recommendation on how to close it. Mr. Thomasson sent photos to Management and the Board.
- DrainPro and North Arundel – Management is still waiting on both contractors to provide dates they are available to install the cleanouts. Elmore prepared a letter advising owners of the ongoing project/need for entry.
- Siding replacement – Ms. Collier is still waiting for the draft request from Mr. Schmitt.
- Lower windows 1720-1726 Leisure - all work completed.
- GMC paving – pending the reserve transfer. The check arrived today and the invoice will not be processed for payment.
- Landscaping proposal (Patapsco) – Ms. Collier spoke with them today and the proposal should be sent soon. The owner was notified of items needing addressed in the common area.
- Siding Solutions was contacted regarding the gutters for 1720, 1724 and 1726 Leisure.

- Ms. Collier spoke with Antony from AA County regarding the geese feces discussed at the last meeting. Ms. Collier is still waiting for a return call and will follow up in the next 2 weeks if she does not hear back.
- Termite inspections Policy is pending a draft policy from the attorney.
- EV Charging Station Policy is pending Board review.

III. Open Forum:

- Mr. Gibson reported a homeowner issue at 1730 Leisure with holes in the siding which allowed animals entry and have since been covered by wood/boards. The likely solution is installing white siding and having it painted to best match the existing siding. Ms. Collier will reach out to Mr. Gibson's siding contractors for proposals.
- The Board discussed when to have the next meeting as there is a Show Cause Hearing scheduled for 9/7 and the Board meeting would usually be 2 weeks after that. The Board decided to tentatively schedule the September meeting for September 7th following the Show Cause Hearing at 6:00 pm.
- Mr. Schmitt forwarded information on closing the money market account and completing a reserve transfer to the Board.
- Mr. Thomasson reported in one of his meter stack photos, it appears water may be getting into a nearby garage when it rains. This will be added to the list of siding/gutter repairs.

IV. Adjournment: With no further business to discuss, Mr. Thomasson made a motion to adjourn the meeting at 8:39 pm. Mr. Schmitt seconded. All in favor/none opposed. Motion carried.

The next Board meeting of Habitat 1 Section A is tentatively scheduled for **September 7, 2023** following the **6:00 p.m. Show Cause Hearing via Zoom conference call.**

These minutes were recorded and transcribed according to accepted business practice and were read/edited for accuracy by the Board prior to distribution.
Habitat 1 Section A, August 31, 2023

Approved as written: Richard Ohry Date: 11-17-23

Approved as amended: _____ Date: _____

Minutes respectfully submitted by Brittany Stoltzfus.