

**Habitat 1 Section A
Board Meeting Minutes
July 20, 2023**

The Board of Directors meeting of Habitat 1 Section A was held on Thursday, July 20, 2023 at 7:00 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 7:13 pm. A quorum of the Board was established.
- II. **Minutes:** Mr. Schmitt made a motion to approve the June 22, 2023 Regular Board meeting minutes as presented. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried. Mr. Schmitt made a motion to approve the June 22, 2023 Closed session minutes as presented. Mr. Olney seconded the motion. All in favor/none opposed. Motion carried.
- III. **Financials:**
 - Ms. Collier reached out to Precious in accounting for more detail on why the operating account is showing overdrawn. Ms. Collier was able to see that \$13,206 was paid for power washing this month and she believes the roof replacement was paid for two months ago. Transfers are needed for the roof payment and the upcoming GMC project. Ms. Collier will confirm the details tomorrow and send them to Mr. Schmitt so he can initiate the appropriate transfers. Habitat has money; it is just a matter of making transfers from reserves to operating to cover reserve fund expenditures.
 - 2062 Friendly Place – Clearwater restoration was recently paid for mitigation done from the washing machine hose that froze/burst which was found in early January. The owner has not yet paid the \$10,000 deductible. Ms. Collier will research the previous manager's emails for contact information for the owner's insurance company/claim. Mr. Schmitt noted there was damage in the units below as well.
 - Mr. Schmitt requested the last two months' water bills; Ms. Collier will email them tomorrow. The Board was sent water bills totaling over \$300 as requested in the last meeting. Mr. Schmitt noted he has been reviewing the bills and it is possible the higher cost could be from higher usage and/or a higher rate from the County. Ms. Collier noted the prices have been relatively the same since January. Mr. Olney noted the \$1,361 invoice is his main concern, but it is believed to be from the building that had the underground leak.
- IV. **Brodie Management's Operations Report:**

- 1 resale package was released on June 28th for 1727 Leisure Way, Fevert. Mr. Olney reported the new owner has already moved in.
- Violations discussed in closed session.
- Architectural requests discussed in closed session.
- Meter stack replacement is scheduled for Monday, July 24th; notices were sent to residents in the building effected on July 6th.
- DrainPro and North Arundel walkthrough with Board and Management is scheduled for 9 am on August 2nd starting at 1720 Leisure. Any buildings not completed on the 2nd will be inspected on the 3rd. Ms. Collier's assistant is calling all owners who have not responded to the request for access to their garage. Any resident who still has not responded by Tuesday will have a notice posted on their door. The Board agreed if there is still no response to the posted notice on Tuesday, another letter needs to be drafted as it is imperative these inspections are done on the 2nd and/or 3rd.
- Siding replacement – Ms. Collier is awaiting the write up from Mr. Schmitt with an explanation of what the Board is requesting.
- Estimates for lower windows 1720-1726 Leisure – Roger McGraw's estimate was forwarded to the Board. The cost is \$2,250 for 4 window frames, the window itself will be saved/reused. Mr. Olney made a motion to approve the estimate. Mr. Schmitt seconded. All in favor/none opposed. Motion carried.
- 1720 deck/slider – Mr. Olney noted it appears there is no drainage/downspout for the deck at all; other units have gutters that direct the water away from the deck/building. Mr. Olney is concerned the \$1500 estimate to essentially move dirt around is not a fix as the contractor stated there was no guarantee the water intrusion would not continue. The Board will look with the contractors during the August 2nd walkthrough. Ms. Collier will add it to the list sent to the engineer. The ponding water due to no drainage may be causing the foundation leak. Mr. Olney noted someone has made improvements in the common area without Board approval. It is possible the drainage was removed when the siding repair was made.
- GMC Paving – GMC's policy states the deposit is 1/3 of total cost (\$57,700) which makes the current project's deposit \$19,041. Ron will be in contact to schedule the job. Ms. Collier is waiting for a response regarding the work done by the County that should result in an updated proposal from GMC.

V. Old Business:

- Termite inspection policy - Elmore is working on a policy to require compliance with the Habitat annual termite inspection. Mr. Schmitt will also request Elmore begin work on an EV policy so both policies can go through the approval process at the same time.
- Calvert quote for 2 new meter stacks – Karl has stated that with the constant change in code, he is unsure Habitat will be able to pre-purchase meter stacks. Ms. Collier is waiting to hear from Calvert and will update the Board when she knows more. If a meter stack is pre-purchased and is no longer up to code at time of installation, that meter stack can no longer be used.

VI. Open Forum:

- Mr. Gibson reported the goose feces out of hand. Mr. Schmitt agrees it seems worse this year. The geese roam around in Habitat because they are fed by residents. The Board agreed to contact the AA County Health Department as it is becoming a health hazard and Crofton HOA is not doing anything to deter the issue. Mr. Schmitt will contact the County and forward their response to the Board.

VII. Adjournment: With no further business to discuss, Mr. Schmitt made a motion to adjourn the meeting at 8:26 pm. Mr. Thomasson seconded. All in favor/none opposed. Motion carried.

The next Board meeting of Habitat 1 Section A will be held **August 24, 2023 at 7:00 p.m. 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, July 20, 2023

Approved as written: Richard Olney Date: 05-17-'24

Approved as amended: _____ Date: _____

Minutes respectfully submitted by Brittany Stoltzfus.