

**Habitat 1 Section A
Board Meeting Minutes
July 18, 2024**

The Board of Directors meeting of Habitat 1 Section A was held on Thursday, July 18, 2024 at 7:00 PM via Zoom conference call.

Present:

Dick Olney	President
Larry Thomasson	Vice President
Patrick Schmitt	Treasurer
Scott Gibson	Secretary
Maragret Bell	Brodie Management
Brittany Stoltzfus	Transcriber

- I. **Call to Order:** Mr. Olney called the meeting to order at 7:06 pm. A quorum of the Board was established.
- II. **Minutes:**
 - Mr. Schmitt made a motion to approve the June 20, 2024 regular Board meeting minutes as presented. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
 - Mr. Olney made a motion to approve the June 20, 2024 Closed session minutes as presented. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
- III. **Financials:**
 - Mr. Schmitt reported both CDs are done.
 - Mr. Thomasson asked about paving the final 2 parking lots. Ms. Bell is requesting a meeting with GMC for 3:00 on 7/22 to discuss drainage at 1703-07 Aberdeen Court, the area below 1703, and behind 2073 Happy. Mr. Schmitt explained the flooding reported at 2073 Happy, which upon inspection had a wet patio several days after the last rain. There are also supposedly flooding issues at 1720 Leisure's garage where the Board had requested a proposal to redirect the downspouts. The plan is to create a more wholistic plan/approach to the drainage issues.
- IV. **Management Report:**
 - Cleanouts – Ms. Bell has secured a locksmith that will charge a \$145 service fee and \$65 per lock. Due to reports of a clog at 1733 Leisure Way, Mr. Schmitt is recommending having DrainPro also camera the lines while they are on site. The drains and downspout drains should also be jetted. Ms. Bell is in touch with DrainPro regarding the updated request.
 - 1725 Leisure Way leak into 1729 Leisure Way garage – Naumann was called to address the leak and was able to gain access into 1725, 1727, and 1731 garages on June 20th and 27th. No active leaks were found. 1729 had advised a leak from a toilet but has not provided Naumann access to the garage. Mr. Schmitt requested a letter be sent to 1729 giving 30 days to repair the toilet leak and provide documentation confirming the repair was made.
 - GMC – GMC has provided a proposal for \$48,500 to repave the 2 remaining lots. More will be discussed at the meeting with Ron.

- 2073 Happy Patio/Door Frame – Roger McGraw fixed the door frame on July 17th by replacing the closing piston, resealing the threshold, and raising the door ¼” so it will close properly. Ms. Bell asked for clarification about the letter regarding the patio. There was discussion about the patio’s condition, what role the removed tree roots had in the condition of the patio, and that the owner needs to be notified that everything inside the fence is the owner’s responsibility. The Board agreed to hold comments on this subject until after the GMC meeting.
- 2056 Friendly Bird Nest – Roger McGraw removed the nest debris (there were no active birds), replaced the missing insulation, and replaced the missing siding. Roger McGraw is looking into the water intrusion but does not believe the balcony is related. The owner requested the Association have the bird poop cleaned off the garage.
- Lights – BGE had turned off the electricity due to non-payment. It was determined that the account for those invoices had not been transferred to the Cockeysville office when the Annapolis office relocated. There was an issue getting BGE to assist due to lack of information about the account’s original creator. The invoice was paid 2 weeks ago, BGE finally restored power today. Brodie is looking to make sure no other bills were missed in the transfer.
- Meter Stacks – Calvert Mechanical has provided a proposal for \$21,755 to order 2 meter stacks. There is currently a 52-53 week lead time on meter stacks and there are not currently any stacks in storage. Mr. Schmitt made a motion to approve the \$21,755 purchase of 2 meter stacks. Mr. Olney seconded the motion. All in favor/none opposed. Motion carried.
- Signage – The No Parking sign was ordered at a cost of \$51.83. Ms. Bell ordered the sign with her credit card and will submit a chargeback for reimbursement which will show on next month’s financials. Mr. Olney has the sign and will put it up.
- 1703 Aberdeen Court – JNJ will complete the roof and interior repairs at a cost of \$2,700. Roger McGraw is going to contact the owner to set up a time to investigate the cause of the leak and if applicable, will provide a bid for comparison.
- Owner Contact List – Ms. Bell is in the process of creating a list with all owner email addresses on file and in the Brodie payment system. Ms. Bell uses a system called “One Call” that will send emails/calls/texts to any owner who signs up which can be used for emergency or repair notices. The cost is per unit, regardless of how many owners sign up. The Board requested Ms. Bell get a proposal.
- Policy Amendments – Complete. Mr. Schmitt explained all owners were sent a letter from the attorney with formal notice of adoption. Ms. Bell will confirm she has the new amendments and if not, will reach out to Mr. Olney for copies.

V. Open Forum:

- Ms. Bell noted she is working to resolve prior Management issues ASAP and ensure all pending items are completed.
- The Board confirmed owners are responsible for the storm door. The standard door details should be on the website. No login is needed to access the website. An architectural request form is required for a storm door replacement.

VI. Adjournment: With no further business to discuss, Mr. Thomasson made a motion to adjourn the meeting at 7:43 pm. Mr. Olney seconded the motion. All in favor/none opposed. Motion carried.

The next Board meeting of Habitat 1 Section A is scheduled for August 15, 2024 at 7:00 p.m. via Zoom conference call.
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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 18, 2024

Approved as written: Richard B. Olney Date: 8-16-24

Approved as amended: _____ Date: _____

Minutes respectfully submitted by Brittany Stoltzfus.