

**Habitat 1 Section A
Board Meeting Minutes
June 20, 2024**

The Board of Directors meeting of Habitat 1 Section A was held on Thursday, June 20, 2024 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
Brittany Stoltzfus	Transcriber

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 May 16, 2024 regular Board meeting minutes as presented. Mr. Olney seconded the motion. All in favor/none opposed. Motion carried.
- Mr. Schmitt made a motion to approve the May 16, 2024 Closed session minutes as presented. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.

III. **Financials:**

- Mr. Schmitt apologized for not yet opening a new CD, he plans to do so next week.
- The Live Oak CD was rolled over at a rate of 5.1% as agreed to at the last meeting.
- The Board discussed concerns with Crofton Meadows' lack of transparency of the Reserve Study and the impact that will have on fees paid by Habitat owners to Crofton Meadows. The CM Board is only focusing on the pond and ignoring other common areas (playgrounds, ball fields, buffer forested areas). Mr. Schmitt made a motion to instruct Kathleen Elmore to send a letter on behalf of the Habitat owners/Board requesting a copy of the reserve study and transparency on plans moving forward. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.

IV. **Management Report:**

- There were no resales requested in the last 30 days.
- Violations and Architectural requests will be reviewed in Closed session.
- 2058 Friendly grass replacement – Ms. Collier sent the Board photos on May 24th and Mr. Olney will send the photos he took yesterday. Mr. Olney noted the area needs to be watered more frequently and may need more seed/fertilizer; some areas along the swale are not recovering properly. For now, the owner will be requested to water more and give more attention to the area. Management will continue to check in.
- Mr. Schmitt asked if Brodie has updated information for the new owner/tenant at 1728 Leisure. It appears to have sold again. Ms. Collier will check with accounting and follow up.
- Cleanouts – There are 12 garages/units that Drain Pro and Alpha need to enter. The quote for a locksmith received in 2023 was \$679 just for 1 unit. Management is contacting other locksmiths for pricing and requesting an updated bulk rate proposal from Garage Doors and More who provided the original quote in 2023.

- BGE completed the electrical work on Aberdeen Court to replace/bury wiring to improve the reliability of the electricity into homes.
- 1729 & 1725 Leisure leak – Naumann was only able to inspect 2 of the 4 units today, the passcode given for another unit did not work. Naumann will be back on June 27th to inspect the others. The report for today's inspections is expected next week.
- GMC – Ron provided an updated proposal (sent to the Board) for courts 3 and 4 for a total of \$48,500. There was discussion of the proposals received for the hillside repair (\$6,900) and patio repair (\$6,500) for 2073 Happy. The Board then discussed the history of tree removal that the owner claims led to the raising of the patio. The owner signed off when the tree was removed (with the previous Manager, Mr. Hawkins). The Board agreed it is not the Association's responsibility to replace her patio as the concrete is old and the patio is not original to the property. Management was instructed to notify the owner that the area inside the fence is the responsibility of the owner; however, the Board is looking into the hillside issue. Mr. Schmitt will draft the letter for the Board to approve before Management sends it. There was further discussion of what was originally built with the condos (the concrete stoop only, with a raised wood patio), and the plan to have a walkthrough with GMC to discuss a solution to the hillside water issue.
- 2073 Happy Lane Door Frame – JMJ, NAC and Roger McGraw were asked to inspect the door frame and provide a proposal for repairs. Roger McGraw is offering to charge time and material for a cost of ~\$150-\$250. The door itself is fine, just the frame needs repair. Mr. Olney noted Roger should also make sure there is a weather strip to prevent water intrusion. Mr. Olney made a motion to approve up to \$250 for Roger McGraw to repair the door frame of 2073 Happy Lane. Mr. Schmitt seconded the motion. All in favor/none opposed. Motion carried.
- 2056 Friendly – The owner called today to report a bird's nest around the garage door leading to excessive bird poop on the siding/garage door. Mr. Olney will look tomorrow.
- Kathleen Elmore has prepared a notice to owners for the Adoption of Rules/2024 Policy Resolutions approved earlier this year. The notice was sent to owners today. Mr. Schmitt explained that he was not aware a special notice must be sent after approving those rules/resolution, but the information has been posted on the website and the correct notifications have now been sent.

V. **Open Forum:**

- Mr. Olney asked for an update regarding the NAC bill for 1711. Ms. Collier confirmed the owner was sent a chargeback for the bill. Management reached out on June 14th but did not receive a response. Ms. Collier will call the owner tomorrow.
- 1730 sliding door handle – JMJ was supposed to be looking for a new manufacturer as the original maker of the door handle went out of business. Ms. Collier will follow up with JMJ.
- Mr. Olney asked that all follow-up calls/emails be logged on the report with dates to clean up old business items.

VI. **Adjournment:** With no further business to discuss, Mr. Schmitt made a motion to adjourn the meeting at 8:00 pm. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.

The next Board meeting of Habitat 1 Section A is scheduled for **July 18, 2024 at 7:00 p.m. via Zoom conference call**. The Board will decide whether to hold the July Board meeting at the July 10th Show Cause Hearing.

Approved as written: Richard Olney Date: 07-18-24

Approved as amended: _____ Date: _____

Minutes respectfully submitted by Brittany Stoltzfus.