



Location

Odenton Library
1325 Annapolis Road Odenton, MD 21113
Meeting Room B

Board of Directors present

- Tom Friedrich – Incoming President (effective October 16, 2023)
- Bruce Contino – Outgoing President (effective October 16, 2023)
- Mary Robinson – Vice President
- Kathie Cullins - Treasurer

Summary

- Meeting called to order at 1:05pm
- Minutes from 2022 annual meeting were approved
- Introductions of Board members
- Old telephone boxes
- Gas lines
- HOA financials
- Landscaping
- Empty lot
- Trees trimming
- Casino grant
- Meeting minutes are public now
- Board's desire to have outside counsel review governing documents and also update procedures
- Board workload
- Signage/notifications for meetings
- Update to Vehicle rules
- Board to add link on website for getting street light repair/fixes from county
- Casino grant - fencing

- Fence responsibility if HOA pays for it
- Mosquitos
- Meeting adjourned at 2:43pm

In Depth

- Introduced some of the board members and Tom, incoming President, introduced himself
- Passed out previous meeting notes and attendees voted to approve it.
- Concern was brought up again about the cable or phone boxes that are in disrepair
 - Homeowner brought up that they did a bit of research on the AT&T site and couldn't find an answer to whether they will take the boxes out, replace them, or whatever other solution it will take.
 - Board will look back into it and call around or otherwise do research to see what our options are.
- Homeowner asked Bruce, HOA president, if he got around to looking into what it would take to add gas lines to the community.
 - Bruce unfortunately didn't get around to it. Attendees agreed this was not that important and if a homeowner is interested in installing gas, it would be their responsibility to investigate.
 - Homeowner mentioned that natural gas in California has already started being outlawed so just something to consider.
- Kathie, SWHA Treasurer, distributed and reviewed the financial summary for 2022.
 - When she started last year there was a gap in records. She apologized to all homeowners that received invoices for dues they already paid and appreciated their help in reconciling outstanding balances. She confirmed that all accounts would be accurate going forward.
 - The Association's expenses are lower because it doesn't own sidewalks, streets, the street lights, the roads, or ponds.
 - Currently we have funds in 2 banks but when our CD matures in December the Board may consolidate.
 - Homeowner brought up concern that the amount the community is paying for landscaping is high. The Board will collect bids on landscaping services to ensure costs are managed and service is good.

- Homeowner asked if the statement of work for the landscaping is pretty defined. Is it just sticks pickup and grass or does it also include pulling weeds and other stuff.
 - The Board will look into making the landscaper statement of work public after a contract is created.
- Group talked about the empty lot on Angel court. Homeowner asked whose land that was and if it could be sold or if we could put something on it. Bruce confirmed with the county that it must remain an empty lot for the county to access the pond.
- Homeowner thinks tree trimming needs to be done on the tot lot because they're getting pretty big.
 - Board will look into quotes of landscaping from Green Life, Unlimited, and a few other companies to see what can be done to better maintain these.
- Talked about the casino grants plans and possible plans for the empty lot at the corner of Severn Tree Blvd and Golden Pine Circle. Plan remains the same. The HOA will apply for the grant to install a vinyl fence along Severn Road. After that is done the community may pursue making updates on the tot lot. Alternative suggestions were discussed with nods given to a concrete pad, gazebo, garden, playground, as well as a mini shed that holds chairs for future meetings. No decisions were made as the community will vote if/when a second grant is obtained.
- Board made an announcement that all meeting minutes including the Board meetings are now on the website for all to see and all future ones including this one will be posted. Draft minutes will also be posted.
- Board shared they plan to formally document procedures, with the assistance of legal counsel, and got some early feedback on the following ideas:
 - mail-in/electronic voting
 - defining board ethics
 - how to elect and remove board members
 - Board term limits
 - how to handle fines
 - how to conduct meetings, and more.
 - how to provide reasonable accommodation to active duty service members and people with disabilities
 - Proper notice to homeowners.
- Board will engage legal counsel to review the HOA governing documents and rules/procedures and obtain guidance on enforcement.

- Homeowner asked if the Board is currently looking to add more people. There is a concern the Board is overloaded and not asking for help. The Board believes it will be a lot of work for the next 3-6 months but after procedures are finalized and legal counsel is obtained and documents are updated, the workload should be manageable.
 - Board promises to reach out, delegate, and not suffer in silence if they are in need.
- Homeowner asked if the Board could post the names of those on the website that are currently on the architecture committee, garden committee, and any others. To date, the architecture committee is just done by the Board itself and there is no garden or other committee. This will be open for discussion at future meetings, following legal counsel input.
 - Website: <http://severnwoodshoa.org/>
 - Facebook page: <https://www.facebook.com/severn.woods.hoa/>
- Homeowner volunteered to help stuff and deliver envelopes for meetings.
- Group talked about possibilities for adding temporary signage for meetings or other notices.
 - Board will seek to ensure we are making people aware of the meetings by multiple medias (letter, email, social media, etc.).
 - Board will ensure proper notice is given, based on legal counsel feedback.
 - Homeowner mentioned they could temporarily put up a sandwich board at the entrance of the community when a meeting is happening the next day or “Meeting today @ noon”. No decision was made.
- Last meeting homeowners expressed the desire to update the current ruling as it relates to vehicles (Article 8, Section 12). Currently RVs, boats, trailers, commercial vehicles, and more aren’t allowed on driveways. Consensus is still strong that it needs to be updated so the group agreed to allow all of these types of vehicles so long as said vehicles meet the following conditions (and legal counsel agrees):
 - Can’t encroach sidewalks
 - Can’t have any human or animal sleeping in them
 - Can’t have them falling apart, leaking, inoperable, or otherwise appearing as much or abandoned
 - Must be fully parked on driveway, not partially or fully on lawn for example
- Homeowners further agreed if any of the following cannot be met and also includes automobiles that are falling apart, leaking, inoperable, missing license

plates, or otherwise appearing as much or abandoned, they need to be fully enclosed in a garage, else hidden under an appropriately fitted cover.

- Talked about trees and rehashed the current rule if a homeowner wishes to remove one that is 6 inches in diameter or wider (Article 8, Section 11).
 - Discussed that trees on the street are owned by the county and cannot be removed.
- Homeowner mentioned there is an easy link to the county we can add to the website to fix or replace any issue with street lights and recommended we link it. Board will add this link on the website.
- Homeowner brought up the casino grant may only cover half what we want and may have limitations on what it can be used for. Grant and terms will be investigated and understood before fence is installed and funds distributed.
- Question was raised if the homeowner's association would be on the hook for replacing/repairing the fence after replacing the fence. Board will research and discuss with legal counsel and insurance carrier.
- Concern brought up about mosquitos. Bruce contacted the county about there being perhaps some sitting water leading up to the pond that mosquitoes might be laying eggs in and they addressed it.
 - Homeowner said it's still bad by the watershed.
 - Another homeowner mentioned that they think it's pools of water in the streets and sidewalks that aren't draining properly. They use PTI mosquito bits but they may be dangerous to pets.