

**Habitat 1 Section A
Board Meeting Minutes
May 19, 2022**

The Board of Directors Meeting of Habitat 1 Section A was held at 7:00 pm on Thursday, May 19, 2022 via Zoom conference call.

Present:

Dick Olney	President
Larry Thomasson	Vice President
Patrick Schmitt	Treasurer
Scott Gibson	Secretary
Pam Amos	Owner (2066 Happy Lane)
Samantha Archer-Davies	Brodie Management
Brittany Stoltzfus	Recording Secretary

- I. Establishment of a Quorum and Call to Order:** Quorum of the Board was established and Mr. Olney called the meeting to order at 7:03 p.m.

II. Owner's Forum:

- Ms. Amos (2066 Happy Lane) attended the meeting to discuss 3 items of concern.
 - Grass cutting – Ms. Amos is concerned with the length of time between grass cutting, especially with the amount of rain recently. The Board explained the discrepancy with the previous landscaper and noted the new landscaper is set to come every 10 to 14 days. Ms. Amos mentioned other communities are cut as needed and expressed concern with how long the process took to secure a new landscaper. With the labor shortage and high costs, the Board was only able to get 4 reputable companies to bid and find one within a reasonable price range.
 - Sidewalk repair is needed which has been expressed to several managers with Brodie Management previously. Mr. Schmitt noted the sidewalk was looked at during the May 5th walkthrough and has been added to the list of concrete repairs. He added the project includes grading, new concrete, installation of downspout drains, etc. and it will be a costly project. This project is on our priority projects list but will not be completed this year due to Budget restrictions. Ms. Amos added when the drainage was fixed for the building across from hers, it made the flooding worse for her unit.
 - There is a tree overhanging the driveway for her unit which needs to be trimmed. The Board will evaluate the tree for trimming.

III. Minutes:

- Mr. Schmitt made a motion to approve the April 21, 2022 Board Meeting minutes with the revision of adding the address for the homeowners who attended the meeting in the owner's forum section and in the attendees section. Mr. Olney seconded. All in favor. Motion carried.

IV. Brodie Management's Operations Report:

- GMC completed paving on Leisure Way on May 16th.

- The bulk trash was removed on May 7th.
- The owner of 2055 Aberdeen Drive reports other vehicles parking in her space. Mr. Schmitt confirmed the only space that belongs to a unit owner is in front of their garage. The other spots are open to anyone with a permit.
- The owner of 1703 Aberdeen Court reported glass in the grass and asked about the water runoff issue discussed during the May 5th walkthrough.
 - Mr. Olney added the unit at the bottom of Happy Lane is flooding with runoff water in heavy rains. The area of 2073 Happy had the same repair previously that will be needed for the bottom of Happy Lane.
- There were two architectural requests emailed to the Board for review.
 - 2055 Friendly Place – Fence replacement. Mr. Olney reported he did not receive the email, but the fence has already been replaced and it looks fine.
 - 2052 Aberdeen Drive – Front door, storm door and door trim replacement. After discussion, Mr. Schmitt made a motion to approve the architectural request with a brown storm door, trim to be brown matching existing trim, and the front door to be painted brown or to match the color of the existing siding on the Unit. Mr. Thomasson seconded. All in favor. Motion carried.
- Resales were requested for 2032 Aberdeen Drive (5/18), 2052 Happy Lane (5/18), 1747 Leisure Way (5/10). None of the units had violations on file.
 - Mr. Schmitt previously requested copies of all violation letters be sent to the Board. Ms. Archer-Davies will send copies of all violation letters mailed in 2021 and 2022 to Mr. Schmitt tomorrow.
- The call log was included in the Board package.
 - 1733 Leisure had a hole from a previous incident that was never repaired. NAC was called by Brodie Management to complete the repair.
 - Mr. Gibson noted JNJ should be used for smaller repairs; NAC is expensive. Ms. Archer-Davies will look into why NAC was called.
 - Mr. Olney asked for April's call log to be sent to the Board.

V. Financials

- Ms. Archer-Davies just received the April financial report from accounting today. A quick summary was provided in the Board package.
 - Mr. Gibson questioned how the invoice for paving on Leisure was classified. Mr. Schmitt will look into it.

VI. Old Business

- Mr. Gibson asked for follow up on the gutter cleaning. Ms. Coleman was going to contact Specialty Rain Gutters for pricing. Mr. Olney noted they were cleaned approximately 6 weeks ago, but the gutters are full again. The contractors may not have fully cleared the downspouts. Ms. Archer-Davies will find out the date of service and provide a copy of the contract to the Board.
- The GMC walkthrough has not been scheduled yet; Ms. Archer-Davies will follow up. Mr. Olney noted the drain line is not blocked; the street level grate is collecting tree/nature debris that is blocking the water from properly draining.
- Mr. Schmitt is still waiting for copies of the BGE invoices discussed last meeting.

VI. **Adjournment:** Mr. Olney made a motion to adjourn the Board meeting at 7:56 p.m. Mr. Schmitt seconded. All agreed.

The next Board meeting of Habitat 1 Section A will be the held-on **June 16, 2022 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, May 19, 2022

Approved as written: _____ Date: _____

Approved as amended: Richard B. Olney Date: June 29, 2022

Minutes respectfully submitted by Brittany Stoltzfus.