

A Waterland Way resident spoke about their concerns that their emails have not been received by the board. They walked the property and counted the spaces. They suggest spaces be assigned and that would still leave five guest spaces in the area. The resident mentioned an informal survey was done of the neighbors who say they want designated spaces and that the garage townhouses could park in their garage and driveway.

Another resident spoke about Greenspring parking and that they are not looking for more spaces. They counted and assessed that if they assigned two spaces to each non-garage home, there would still be a few guest spaces left also. That would leave each garage home with their two spaces being their garage and their driveway. The board responded that such an arrangement would have to be applied to all sections of the neighborhood. They are willing to do the same survey of the other neighborhood sections.

Some townhouses have a driveway and no garage. Others that do not have a driveway get one assigned spot. Every home in Taskers Chance has the same arrangement. A change in one section must be made in every section.

A homeowner pointed out that Millers Crossing was built differently than Greenspring and the plan the homeowners developed seems like it will work.

The board can not tell garage owners that they must use their garage for a car. A homeowner read the community guidelines that says a garage is not supposed to be changed into anything other than a garage.

The board said that if homeowners know that there are residents who are not using their driveway, they can be sent a violation letter from management and after few violations they may change their behavior.

A homeowner suggested that parking permit type stickers to limit parking to certain hours in the day similar to the timed permitting in certain sections of the city.

The parking of commercial vehicles is becoming more of a problem. They asked the board to send a letter to the city. This is a topic that comes up at the NAC meetings frequently. This is an issue that the police handle. The board asked everyone to report such vehicles to the police directly as often as possible. The newsletters often list the commercial vehicle limitations. The HOA can not ticket or tow cars from city streets. That is a police issue. There is a twice a month security patrol that tags these vehicles in the neighborhood. If a car does not move after three days on a city street they can be towed.

IV. MANAGEMENT REPORT

A. Pool Contract Addendum/Minimum Wage Increase

It is not clear whether the pool will open or not yet. It will depend on the county requirements.

Motion to accept the pool minimum wage addendum proposal as submitted.

Morton/Ezzati

Vote: 7/0/0

B. Stormwater Maintenance Proposal

Ruppert submitted a proposal for the storm water pond management off Baughmans Lane. A question was raised whether nicer plants could be placed near the entrance to the Rock Creek trail to enhance this part of the path. This will be considered in the next landscape assessment.

Motion to accept the Stormwater Maintenance proposal as submitted. Ezzati/Morton
Vote: 7/0/0

C. Deferred Assessment Resolution

Each year the auditors recommend the deferred assessment statement for tax purposes.

Motion to adopt the deferred assessment resolution as follows: The Association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion. Morton/Warehime
Vote: 7/0/0

D. 2019 Audit – Ratify email approval

The 2019 Audit was approved by email between meetings

Motion to ratify the email approval of the 2019 Audit. Tunder/Ezzati Vote: 7/0/0

VII. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:46 p.m.

Motion to adjourn the meeting at 8:46 p.m. Morton/Ezzati Vote: 7/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary