

GATES MILL HOME OWNER ASSOCIATION

Board Meeting

February 27, 2019, 4:30PM

Meeting called to order by President Bob Pickle. In attendance: Sabrina Nettinger, TJ Scott, Jean Holley, Dee Stewart, AMAG property manager, John Patterson, legal liaison. Absent: Jayde Joseph

Minutes of the January 20, 2019 annual meeting minutes were read, moved, second to approve. Tabled

Minutes of the January Board meeting – postponed until minutes are available.

Reports:

Financial: Jean Holley reported that many December invoices were not paid by CMA, resulting in fines of varying amounts. All invoices have now been paid and we are current. Still outstanding is final invoice for pool gate/surveillance camera system to be paid, as well as upcoming pool repairs. Jean expressed frustration of not having everything needed for financial reporting, which is not AMAG's fault. She cautioned the board to hold off with other costly repairs until financial picture cleared up. Balance in accounts, 1/30/2019: \$66,141.18.

Architectural/Covenants: Since January, more violation letters have been sent than previous months, with more responses (work completed) .

222 Gates Mill Drive, situation with used car sales. TJ Scott took many pictures, spoke with car hauler driver. John Patterson contacted Crime Prevention Officer at East Precinct, who made note, told John to file written complaint with Code Enforcement, which he did. Officer Wilson to follow up with Code Enforcement.

72Gates Mill Drive: leasing letters are to be sent is to be sent to each of the four occupants, and the owner. First to be a warning to comply, second certified, 3rd containing a \$750.00 fine. Covenants, By-Laws, and Community Wide Standards are tied together as our legal documents.

212 Gates Mill Drive: discussion of who actually lives in the house. There is some doubt that it is occupied by Lee and Karen Pennington, AMAG to send letter re occupancy, followed by certified, then fine of \$750.00. This was done in the form of a motion by TJ, seconded by Bob, passed.

AMAG has sent no leasing letters to 15 properties.

1444 Millennial Lane: annual assessment mailed to Fannie Mae, payment has been received.

Covenants Drive Through: Jean said not to notify community of drive through dates. Dee does drive through once a month, Board keeps an eye on things and reports to TJ in interim.

Legal: John Patterson reported ongoing efforts through NowackHowrad to collect assessments. Now with AMAG on board, some of that work might not be necessary. John also gave a basic look at how billing is done at NH. Monthly invoices are being sent to Dee for payment, and to GMHOA for review.

Newsletter: Newsletter to be published April 1. Suggestion for positive article on p. 1. Include info that pool being repaired, that we have surveillance cameras installed (for protection of GMHOA). Notification about new pool and clubhouse card entry system. Distribution of newsletter discussed.

Pool: Pool entry will require tapping of card, not sliding. All cards have been received and have been assigned to addresses

Distribution of entry cards May 1 was discussed, with options being mailed, put in mailboxes, hand delivered to houses, or distributed similar to what was done in the past. Cards will be distributed with all features turned off, and will be released as dues are received.

Bob said we probably would not need volunteers to daily open and close. He will evaluate and report back to Board

Pool is to open May 11. A Pool Party is being planned for Opening Day

With the approval to do the leak detection/repair, Board is applying a cap of \$5,000.00. If costs are to exceed that, Board will consider.

Surveillance System: All cameras now installed. Camera do not get an unobstructed view of cars facing street. There are now cameras covering both the front and back doors, and the system is on 24 hours a day.

There is a time stamp in the security system each time a card is used, and in the case of incidents, looking up surveillance footage will be possible.

Parking Lot: We have received on bid, need an additional 2 bids

Miscellaneous

There is a Tom Sawyer Party planned for May 18, with the goal of painting the entire white fence.

Recruitment for newsletter distribution needs to be done.

There being no further business, meeting was adjourned at 6:30PM

Respectfully submitted,

John W Patterson, acting secretary