

ONA Board Meeting
May 11, 2022

Closed Session
7:00-7:30 pm

Present: Richard Skolasky, Jen Spratt, Mary Stevenson and Lauren Bambusch, Zhan Caplan, Joe Mertz

Absent: Glenn Paisley, Jonathan Roque, Carla Paisley, Jason Drennan

Monthly meeting format:

- Return to format with monthly board business meetings and quarterly community meetings
- Richard to send email to neighborhood to return to normal business - that we moved to monthly community focused meetings in order to stay connected to our neighbors during a very trying time
- June/September/December/March will be quarterly meetings; the remaining will focus on regular board business. These will be open to neighbors but will ask that they request to join the meeting

Covenant enforcement:

- We cannot enforce differentially based on hardship, trauma, etc.
 - This would open the association up to legal scrutiny
- High priority (roof, windows/doors, paint) vs. Mid priority (exterior equipment, concrete)
 - We do not specify different levels of priority for enforcement

Covenant violations:

- 1006 Argonne Dr.
 - Asphalt roof; Letter sent; Application Denied; Neighbor asking for dispensation
 - Send letter on attorney's letterhead
- Other properties - need to check in with Lauren [Lauren's note: Only outstanding application is for 1211 Havenwood; need to hone in on a final vote. I will send out a summary of where we are and are asking those that have not chimed in to chime in, and those that have voted to confirm that their vote has not changed after the discussion]

Maintenance enforcement:

- Walk through the neighborhood with City adjuster during June
 - Focus on 1008 Argonne
 - Abandoned/unlicensed cars on Havenwood
 - Other abandoned cars in the neighborhood

GNCA

- Gretchen is not reaching out to us
 - When houses come on the market

- When houses sell
- Richard to check process for notifying sellers/buyers and neighbors

Open Session

7:45-9:00 pm

Present: Richard Skolasky, Jen Spratt, Mary Stevenson and Lauren Bambusch, Joe Mertz

Absent: Glenn Paisley, Jonatham Roque, Carla Paisley, Zhan Caplan, Jason Drennan

Community members: Regina Boyce

The board no longer had a quorum to conduct official business

Discussion with Regina Boyce

Are there legislative options that could support the disclosure of the existence of covenants?

Can we continue community outreach

“Baltimore’s first and foremost homeowners’ associations”

Primary election July 19, 2022

Delegate Anderson and McIntosh are retiring; One of those slots will be taken from the 43rd district

Adjourned meeting at 8:11 pm

Original Northwood Association Treasurer's Report, May 2022

A. SUMMARY OF DUES PAYMENTS

| Street | # of Houses | 2021 DUES PAID (thru Sep 2021) | | 2022 DUES PAID thru 31 May 2022 | | |
|---------------|-------------|--------------------------------|------------|---------------------------------|------------|----------|
| | | Cumulative (corrected) | % | Cumulative | % | Current |
| Argonne | 50 | 23 | 46% | 18 | 36% | 0 |
| Deepwood | 37 | 21 | 57% | 12 | 32% | 1 |
| Eastview | 10 | 3 | 30% | 2 | 20% | 0 |
| Havenwood | 19 | 11 | 58% | 7 | 37% | 0 |
| Kelway | 16 | 5 | 31% | 4 | 25% | 0 |
| Loch Raven | 15 | 7 | 47% | 6 | 40% | 0 |
| Northview | 70 | 31 | 44% | 27 | 39% | 0 |
| Roundhill | 33 | 18 | 55% | 17 | 52% | 0 |
| Roundtop | 8 | 3 | 38% | 2 | 25% | 0 |
| Southview | 39 | 25 | 64% | 15 | 38% | 0 |
| The Alameda | 57 | 16 | 28% | 7 | 12% | 0 |
| Westview | 41 | 18 | 44% | 13 | 32% | 1 |
| Totals | 395 | 181 | 46% | 130 | 33% | 2 |

B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)

\$21,132.91

Revenues

2022 Dues \$80.00

Dues received

Administrative \$0.15

Savings Interest earned

Total Revenues

\$80.15

Expenses

Administrative

Communications

Covenant \$570.00

Legal services

Maintenance \$480.00

ONA Sign garden maintenance

Safety

Social \$564.47

Refreshments and Band for Spring Fling 2022

Contingency

Total Expenses

\$1,614.47

Ending balance :

\$19,598.59

Bank ending balance :

Checking: \$ 1,951.43

Total: \$ 19,598.59 (Confirmed)

Savings: \$ 17,647.16

C. YEAR-TO-DATE BUDGET ANALYSIS (FY 2022 running OCTOBER - SEPTEMBER)

| Category | BUDGET / ANTICIPATED | | ACTUALS | | NET (Budget minus Actual) |
|----------------|----------------------|------------------|---------------------|-------------------|---------------------------|
| | Expenses | Revenues, Reimb. | Expenses | Revenues, Reimb. | |
| Dues | | \$7,200 revenue | \$0.00 | \$3,235.00 | (\$3,965.00) |
| Administrative | (\$100) | \$0 | (\$1,094.82) | \$1.11 | (\$993.71) |
| Communications | (\$500) | \$0 | (\$127.20) | \$0.00 | \$372.80 |
| Covenant | (\$2,000) | \$2,000 reimb. | (\$2,767.31) | \$0.00 | (\$2,767.31) |
| Maintenance | (\$5,000) | \$5,000 reimb. | (\$980.00) | \$0.00 | (\$980.00) |
| Safety | (\$200) | \$0 | \$0.00 | \$0.00 | \$200.00 |
| Social | (\$3,000) | \$2,000 revenue | (\$2,157.39) | \$0.00 | (\$1,157.39) |
| Contingency | (\$100) | \$0 | \$0.00 | \$0.00 | \$100.00 |
| Totals | (\$10,900) | \$16,200 | (\$7,126.72) | \$3,236.11 | (\$9,190.61) |