

December 8, 2021

Original Northwood Association

Open Board Meeting

December 2021

Attendance: Richard Skolasky (President), Glenn Paisley (Vice President), Carla Paisley (Communication), Mary Stevenson (Standing in for Covenant), Zhan Caplan (Maintenance), Joe Mertz ( Safety)

Review & Approve November Meeting Minutes – Jen has asked for additional information. Richard will send structure of prior minutes to Jonatham and has asked that board members provide additional detail to their reports.

**President's Report**

- 1) The GNCA meeting has not held a recent meeting.
- 2) The developer of Northwood Commons has asked to be removed from the annual assessment schedule of the Agreement and Deed. GNCA President Scott Purnell Saunders was to reach out for a discussion. Richard has opposed this and will keep the board and community updated.
- 3) The Board has been asked to begin identifying neighbors who could serve on the Nominating Committee or would be interested in running for a Board position.
- 4) The Board will develop a Winter newsletter to be distributed in January/February. A Google Docs template has been created to streamline the process.

**Vice President's Report**

- 1) The Block Captain program has been restarted. Captains for each street have been identified. Glenn will work to get the remaining Fall newsletters distributed.

**Treasurer's Report**

- 1) The Treasurer was not able to attend. The report was discussed but not shown due to technical difficulties.
- 2) For 2021, we had 46% membership; For 2022, we are at 22% membership.
- 3) Expenses in November were: reimbursement for our Google platform and social events (Newcomers' Picnic and Blocktoberfest).
- 4) At current we have \$21,000 in bank

**Communication Chair**

- 1) Will reach out to Board members to develop new content for Winter newsletter. Richard raised the idea that we could include additional content from neighbors - such as recipes

### **Covenant Chair**

- 1) We have one applications for Exterior Alterations with approval from the board
- 2) It would be helpful to provide additional information on need for application for exterior alterations in the Winter newsletter.

### **Maintenance Chair**

- 1) There was a robust discussion of neighborhood dumping, particularly in the alley behind the 4100 block of The Alameda. Zhan said that neighbors need to report dumping and debris to 311. He will reach out to Housing to have an inspector come out. Angie Winder (NECO) suggested that we reach out to Housing and DPW for regular proactive walkthroughs. She will provide contact information to Zhan.
- 2) There was discussion of the collapsed sidewalk and eroding hill at 1008 Argonne. This house has outstanding citations from Baltimore City. This is a potential safety issue that should have been elevated to the City legal department. During the Housing visit, this will be discussed.
- 3) The recent dumpster day involved someone dumping used motor oil that spilled onto Havenwood and Loch Raven requiring the police to close the street. For future dumpsters, neighbors will volunteer to serve as monitors.
- 4) The border wall from the VA has collapsed into the alleyway. Zhan has a maintenance contact at the VA. The issue has been resolved.

### **Safety Chair**

- 1) We are concerned about the lack of response to emails and meeting invitations from the new leadership at BPD Northeast. Joe and Richard will attend the December 23rd community meeting. Richard will share this information with neighbors so that they can attend.
- 2) Safety Walks will resume to occur at different days/times during the week. The first will be Thursday December 16th at 8pm. Joe will share this information on NextDoor.

### **Social Chair**

- 1) Jason Drennan was unable to attend.
- 2) Richard reviewed the successful Blocktoberfest. There has been concern about combining the Block Party and Oktoberfest. While this was necessary during the pandemic, it is hopeful that these events can be separated in 2022.
- 3) Richard highlighted the successful Caroling Parade.
- 4) The next social event will be the Wine & Cheese Party

### **Open Floor Discussion:**

- No New Business raised.

8:47 end

## Original Northwood Association Treasurer's Report, December 2021

### A. SUMMARY OF DUES PAYMENTS

Street	# of Houses	2021 DUES PAID (thru Sep 2021)		2022 DUES PAID thru 31 December 2021		
		Cumulative (corrected)	%	Cumulative	%	Current
Argonne	50	23	46%	14	28%	0
Deepwood	37	21	57%	9	24%	0
Eastview	10	3	30%	1	10%	0
Havenwood	19	11	58%	6	32%	1
Kelway	16	5	31%	4	25%	1
Loch Raven	15	7	47%	4	27%	0
Northview	70	31	44%	21	30%	5
Roundhill	33	18	55%	13	39%	3
Roundtop	8	3	38%	2	25%	0
Southview	39	25	64%	15	38%	1
The Alameda	57	16	28%	7	12%	0
Westview	41	18	44%	7	17%	4
<b>Totals</b>	<b>395</b>	<b>181</b>	<b>46%</b>	<b>103</b>	<b>26%</b>	<b>15</b>

### B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)		<b>\$21,448.56</b>		
<i>Revenues</i>	2022 Dues	\$600.00	Dues received	
	Administrative	\$0.14	Interest earned	
	<b>Total Revenues</b>	<b>\$600.14</b>		
<i>Expenses</i>	Administrative			
	Communications			
	Covenant	\$12.99		Registered letter
	Maintenance	\$500.00		Repair of Westview lawn strip after City repairs
	Safety			
	Social			
	Contingency			
<b>Total Expenses</b>	<b>\$512.99</b>			
Ending balance :		<b>\$21,535.71</b>		
<b>Bank ending balance :</b>	<i>Checking:</i> \$ 4,929.26	<i>Total:</i> \$	<b>21,535.71</b> (Confirmed)	
	<i>Savings:</i> \$ 16,606.45			

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

Category	BUDGET / ANTICIPATED		ACTUALS		NET (Budget minus Actual)
	Expenses	Revenues, Reimb.	Expenses	Revenues, Reimb.	
Dues		\$7,200 revenue	\$0.00	\$1,995.00	(\$5,205.00)
Administrative	(\$100)	\$0	(\$481.22)	\$0.40	(\$380.82)
Communications	(\$500)	\$0	\$0.00	\$0.00	\$500.00
Covenant	(\$2,000)	\$2,000 reimb.	(\$1,374.75)	\$0.00	(\$1,374.75)
Maintenance	(\$5,000)	\$5,000 reimb.	(\$500.00)	\$0.00	(\$500.00)
Safety	(\$200)	\$0	\$0.00	\$0.00	\$200.00
Social	(\$3,000)	\$2,000 revenue	(\$1,592.92)	\$0.00	(\$592.92)
Contingency	(\$100)	\$0	\$0.00	\$0.00	\$100.00
<b>Totals</b>	<b>(\$10,900)</b>	<b>\$16,200</b>	<b>(\$3,948.89)</b>	<b>\$1,995.40</b>	<b>(\$7,253.49)</b>