

Attendance

President	Jess Kupper/Richard Skolasky(outgoing)	Present
Vice President	Steven Kaufman /Dana Andrusik(outgoing)	Present
Treasurer	Jennie Spratt	Present
Secretary	Diahn Allen	Present
Safety	Scott Purnell-Saunders	Present
Communications	Gus Sentementes	Present
Covenant	Mary Stevenson	Present
Maintenance	Jason Smith	Present
Social	Darryl Strange	Not Present

Call to Order

Meeting was called to order by Jess Kupper at 7:16 PM

Approval of Minutes from prior meeting

Prior meeting's minutes approved.

Officer's Reports

President's Report– Richard Skolasky/Jess Kupper

Met with incoming President, Jess Kupper—transitioning role. ONA has been incorporated. Incorporation gives us legitimacy, allows for contracting with insurance companies and any action board or member takes puts in place legal protection. Jess and Gus had meeting with Mark R. regarding Northwood Commons. Only a few leases have been signed. Unsure if student housing will be part of the plan, but will not change viability of project. South parking lot for Northwood Commons prohibitively expensive. NWC finalizing leases for Panda express, Chipotle, DTLR, and Starbucks. People can contribute to what places they want to see in Northwood Commons. UDARP/zoning takes 6 – 12 months from start.

60 to 90 minutes duration for monthly meeting is the goal. Move things in parking lot as necessary. Attach the designation for longer than expected meetings.

Vice President (outgoing)'s report – Dana Andrusik

GNCA dues can only be raised .30 per year. As of 12/31/2015 ONA owes \$35,000 in unpaid dues. GNCA meeting on 10/19/2016 @ library. 370 properties in ONA.

Treasurer's Report – Jennie Spratt

37% households paying dues. Deadline is 12/31/2016. There is a prepaid credit card that can be used for board's expenses. Question was asked due to social chair's expenses. \$300 for state tax filing for ONA now that ONA is incorporated. \$60 for communications.

Committee's Reports

Communication Report – Gus Sentementes

Uniform email addresses should be position@gmail.com. Please review Newsletters, a flyer was included for the OktoberFest event (10/29/16 from 3 to 6). Board members Will give to others to distribute. Will ask Emily about Google Docs. Others unable to save to drive. Important documents such as constitution are on ONA's website. Possibly put constitution in its own section of ONA's website.

Covenant Report – Mary Stevenson

Baltimore City CHAP letters received by ONA residents (or should have been) on 10/7/2016. There is a 60 day turnaround—12/9/2016. Setup Q &A for 11/2/2016? Gus will post to NextDoor (app). Discussion next month with Attorney Mike Mannes re getting the ONA constitution and by-laws registered with City of Baltimore. We will also discuss pursuing lawsuits against two non-compliant homeowners with Mike and raising the ONA GNCA Dues to \$1.00 per 100 sf. The dues rate of \$.30 per 100 SF has not changed since 1931. Covenant chair to send out covenant committee & board process.

4033 Deepwood – Owner will be submitting applications for windows and new roof
4106 Loch Raven- Owner will be sent a Violation letter for non-compliant front door

Safety Report – Scott Purnell-Saunders

Safety report posted to ONA website.

Maintenance Report

N/A

Social Report

N/A

Open Floor

Dumpster dates?

P.O Box for ONA is approx. \$80/year for smallest

Next Meeting

11/9/2016 at Steve's house

Motion to Adjourn

Approximately 9:30 PM