

ILHOA

MEETING MINUTES

Ilchester Landing Homeowners' Association General Membership Meeting

Date and Time: Thursday, November 18, 2021 @ 7:00 PM

Location: Virtual

Attendees:

Monica Gillam

Rachel Molitor

Debi Knapp

Nancy & Lee Kennedy

Tom Williams

Syed Jaffer & Ayesha

Andrew Menditch

Brian Frazee

Matt Mulholland

Margaret Koenig

Jean Hurley

Meeting Agenda

1. Introduction of Officers:

Monica Gillam, President

Nancy Kennedy, Vice President

Rachel Molitor, Secretary

Debi Knapp, Treasurer

2. Treasurer's Report/proposed budgets - need to increase dues from 2021 (\$200 current dues)

- If we go below \$2,500 balance at M&T, we have to pay \$10/month fees
- At the end of 2021, our projected balance is \$1,283 (\$1,216 below \$2,500 minimum)
- The budget includes \$500 in miscellaneous fees which could be used to cover the M&T fees incurred before 2022 dues are paid
- We discussed options for dues moving forward:
 - Option 1: increasing dues to \$275 per property would leave \$1,758 balance at the end of the year and \$741 under the \$2,500 that M&T bank requires
 - Option 2: increasing dues to \$300 would leave \$2,734 balance at the end of the year and \$233 over bank minimum
 - Option 3: increasing dues to \$325 would leave \$3,708 balance and \$1,208 over bank minimum
- We did not do turf technologies in 2021 but it is in the budget for 2022 (using last year's invoice)

- Brian asked if we have looked at other banks that do not have the minimum balance that don't have the same fees; Debi said it was looked into a little but not thoroughly; one bank that was contacted has higher minimum threshold and others voiced that they thought it was unlikely to have a bank with less than \$2500 minimum
- Andrew: suggested that we could have an assessment for an increase for 2022 to cover the minimum balance for M&T and then have dues go back to a lower amount if expenses aren't increasing at the same rate.
- Jean Hurley: Asked if there is there a limit on the percentage increase in dues because what is proposed is a large percentage increase compared to the current level. This could be more of a reason to do a 1-year assessment vs. raising dues indefinitely.
- Tom Williams: looking at the documents he has, it says the dues can't be increased more than 10% without 2/3 of members agreeing. Discussion ensued on if 2/3 of members is 2/3 of members present at the meeting or 2/3 of households.
- Discussion on if we are we trying to keep \$2500 balance or go back around \$4000 like we used to carry over
- Lee Kennedy: dues should be raised for 2022 (not have \$200) because otherwise we'll be in the same boat with not carrying over the amount we need for the next year and following years with balance going down each year
- Is it possible to have fewer lawn cuts to reduce costs? Monica discussed this, said he proposed to do 3 cuts of the stormwater management pond areas and we did 2
 - o Tony Paligrino has been doing a great job
 - o Tony's Lawn & Garden invoices was higher than typical years because he did additional work compared to years' past but 2022 should be less than 2021
 - o Agro Lawn was more expensive than turf technologies; we didn't do Agro Lawn or Turf Technologies this year but need to decide if we will for 2022
- Our dues are well below others in surrounding neighborhoods; dues started at \$125 30 years ago and are not much higher now even 30 years later

Motion: Raise dues above 10% increase – unanimously in favor, motion passes

Motion: Have members present at the meeting have the ability to raise the dues consistent with the budget – unanimously in favor, motion passes

Motion: raise due to \$275 for 2022 with a \$60 special assessment – unanimously in favor, motion passes

3. Old Business

- Tree trimming on Ilchester Point is done, Woodshire Garth now completed on both streets
- The sides of the road that do not have the sidewalk is under Howard County's responsibility; Monica spoke to Chris Lentz at Howard County who confirmed the County is responsible for the trimming on the sides without sidewalk but the sides of the road with sidewalk are the HOA's responsibility (done in 2020 and 2012)
- Ron Stevens passed away a few weeks ago and with his dedication to this community and the board (he served as treasurer for several years), we sent a

comfort gift to his wife Jane, which was appreciated. The gift was paid for by neighbors of Woodshire Garth.

- Water catchment area erosion issue behind the Stevens' property, should have the County come out to look at the issue that has gotten worse

4. New Business

- Monica got a report from Sharon Norris that she witnessed someone at 2 AM going through all the mailboxes on Ilchester Point Court and then drive away; she did not call the police. Margaret's mail was stolen and she did call the police and they told her they would not send an officer and told her to call the postal service but she did not feel that was going to do anything. She is worried more about identity theft than the mail that was stolen.
 - Sharon made a report online to the HoCo police
 - Grovemont and Ellis lane also got hit by the same person.
- One member voiced an opinion to Monica that they wanted the meeting to be in person as opposed to virtual which can be discussed next year but the last 2 years the virtual meetings have been better attended. The board can discuss it next year and decide to have the general HOA meeting in person or virtual.

5. New Board Members

- Need 2 new board members: one from Ilchester Point Court and Woodshire Garth because Rachel Molitor and Monica's terms are over and Monica moved
- Matt Mulholland (Woodshire Garth) and Brian Frazee (Ilchester Point Court) have agreed to join the board
- Nancy and Debi are entering their 2nd year of their 3-year term

Motion: to accept Matt and Brian to the board – unanimously in favor

2022 board:

Matt: President mulholland4902@gmail.com

Brian: Vice President brianwfrazee@gmail.com

Nancy: Secretary grazinonthegarth@gmail.com

Debi: Treasurer DebiKnapp@aol.com

Monica will show Debi how to post to the website, and will change the mail forwarding for the email addresses on the website (site ground which hosts the website)