

GREENFIELD AT COLLEGIATE ACRES, INC.

**Thursday; August 28, 2025 @ 18:30
Reserve Clubhouse
18303 Buckeye Circle; Hagerstown, Md. 21740**

Meeting called by: Board of Directors
Type of meeting: Open Session
Facilitator: Jennifer Klein
Note taker: Jerome Davis

Board of Directors
Jennifer Klein – President
William Huber - Vice President
Ralph Huffman – Treasurer
Jerome Davis – Secretary
Greg Pugh – Webmaster

Advantage Property Management:
Holly Blubaugh – Community Manager
Mick Hersh – Community Manager

I. CALL TO ORDER – President Jennifer Klein called meeting at 18:43

II. Established Quorum

- i. Jen, Ralph, and Will were present -
Quorum established
- i. Community Manager(s) – Holly Blubaugh

III. Acceptance of Board Minutes (August 28th, 2025)

- i. Jen motioned to accept, Ralph 2nd, all in favor – motion passed

IV. Financials

- i. Holly Blubaugh (community Manager).

V. Hagerstown Police Department / Neighborhoods 1st

- i. Disputes between Homeowners to be handled by HPD not the HOA.

VII. Old Business

- i. Filling the cracks, resurfacing asphalt, and repainting of the lines in the overflow parking lot.
- ii. New lighting installed in the overflow parking lot.

VIII. New Business

- i. Extra security cameras being installed in the overflow parking lot and monitored by HOA and HPD.
- ii. Declining to do the dumpster due to non compliance of the rules for dumpster.
 - **Adjournment of open session @ 19:04**

Minutes respectfully submitted by Jerome Davis - Secretary