

Greenfield at Collegiate Acres, Inc.
BOARD OF DIRECTORS MEETING
The Reserve Clubhouse, 18303 Buckeye Circle, Hagerstown, MD
21740
Thursday, January 26, 2022-6:30 p.m.
MINUTES

- I. **Call to Order**
President Bianca McKenzie called the meeting to order at 6:40 p.m.
- II. **Roll Call and introductions**
President Bianca McKenzie, Vice President Jen Klein, Treasurer Ralph Huffman, Webmaster Greg Pugh. Holly Blubaugh and Mick Hersh from Advantage Property Management in attendance.
- III. **Proof of Notice & Establish Quorum** -Notice was sent out December 26, 2021. Quorum has been established.
- IV. **Officer Morris-Hagerstown Police Department & Neighborhoods 1st Updates**
Officer Morris represented HPD for questions from residents.
- V. **Acceptance of Board Meeting Minutes**
Jennifer Klein made a motion to accept October 24, 2019 Meeting Minutes. All in favor. Minutes accepted.
- VI. **End of Year Financials-2019, 2020, and 2021 & 2022 Budget**
Mick Hersh reviewed the multiple end of year financials with clear explanation of the dates and because of Covid not having reviewed them since 2019.
 - a. Resident re: 2020/2021 question: asking if access can be granted to look at previous years balances. Mick Hersh went over details of balances for the residents.
 - b. Motion made by Bianca McKenzie to accept the finances-all in favor
- VII. **Old Business**
 - a. Status of House Rules/Fine Structure-Bianca explained that this has been on hold due to Covid. It was opened up to the residents to provide input on the House Rules/Fine Structure. No opposition from residents on Board determining the House Rules/Fine Structure and increase in fines.
 - i. One resident remarked on tarps on the roofs for more than a certain period of time and also pipes and hoses running from homes to the sidewalks and streets-these are unsightly and should be rectified.

VIII. New Business

- a. No new business for the Board to present. Bianca offered the residents to bring up new business.
 - i. Snow clearing is a concern for older residents and he is requesting our landscaping contractor to do this and money come from HOA funding. Retort-owner described not knowing the exact products used on driveways. It is suggested to get a quote for sidewalks only.
 - ii. It was also suggested storing supplies in a community shed for the community to help out vs. pay a landscaping company. Bianca explained that in the past community involvement was very low.
 - iii. Someone suggested providing a resource list for residents to reach out for help vs. have the neighborhood pay for it. Resident did bring up liability issues with private residents vs. a licensed contractor.
 - iv. It was brought up to utilize social media to post addresses requesting help with snow removal to keep costs low and build community interaction.
 - v. Terrapin Park was not cleared very well this season so far as noted by residents and concerns were voiced about safety. This is a City owned park not Collegiate Acres.
 - vi. parking concerns about children walking in between cars.
 - vii. Speeding was also discussed. Board Member Greg presented that the Board has had multiple speed studies completed that do not warrant speed bumps as we are a City owned community. Board explained to residents what remedies we've addressed in the past with no resolution/agreement from the City. Concern was mentioned that posting too many signs may decrease the value of our homes.
 - viii. It was suggested to have another speed study done since the last one was in 2019.
 - ix. Trash is becoming a problem by being put out earlier than 6p.m. on Sunday evenings as stated in the House Rules. Please contact the management company and/or the Board for assistance with this matter.
 - x. Dog mess is being left in the park area again .
 - xi. It was clarified for interior renovations no ARC application needs to be submitted only exterior renovations require an ARC app. We are trying to review ARC apps monthly and respond to the residents promptly.

xii. One resident suggested that we do yard of the month or something related to this to take more pride in our community. Board explained that this was done in the past. Board will consider bringing this back but Covid is a factor currently.

xiii. It was asked if we can get a community dumpster again in the future. Board asked the residents for their input on where to place the dumpster.

xiv. Resident suggested that the future meetings be done via zoom.

*The Board will reach out to the City for speed assessment and increased patrolling by HPD to monitor speeding in the neighborhood.

The Board will also look for signage and revisit the speed radar signs.

IX. Elections & Results (4 seats up for election)

President: Bianca McKenzie

Vice President: Jennifer Klein (not up for re-election)

Treasurer: Ralph Huffman

Secretary: Will Huber

Web Master: Greg Pugh

X. Other items & Comments

Quorum has been established at this annual meeting.

XI. Adjournment of open session

Meeting adjourned at 8:32 p.m.

Minutes respectfully submitted by Jennifer Klein, Vice President

