

GREENFIELD AT COLLEGIATE ACRES, INC.

**Thursday; October 30, 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 18:30

II. Established Quorum **Meeting**

- i. Greg, Jen, Ralph, Will, and Jerome were present.
Quorum established.
- ii. Community Manager(s) – Present

III. Acceptance of Board Minutes (October 30th, 2025)

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

IV. 2024 End of Year Financial / 2025 Budget

- ii. Reviewed by Community Manager Holly; Jen motioned to accept and Greg 2nd, all in favor – motion passed.

V. Hagerstown Police Department / Neighborhoods 1st

No current information currently.

VII. Election & Results (2 seats open)

i. Nominees

1. Jennifer Klein (President)
2. William Huber (Vice president)

ii. Overseer – Monitoring while votes being counted.

1. Laura Hagan (Homeowner)
2. (Homeowner)

VIII. Old Business

- i. Asphalt
- ii. Light Pole
- iii. Security Cameras

All installed in the overflow parking lot.

IX. New Business

No new business at this time.

ii. Adjournment of open session @ 19:30

Minutes respectfully submitted by Jerome Davis - Secretary