

**GREENFIELD AT COLLEGIATE ACRES, INC.**

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

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**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 1<sup>st</sup>**

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*