

## Pointers Run HOA Meeting Minutes

Date: Monday, January 22, 2024 at 6:00 pm

Location: Crosse Pointe Church, Nanticoke Road, Salisbury, Maryland

Minutes prepared by Nicole Bellamy, Pointers Run HOA Secretary

### 1. Opening

- Notification: Meeting announced via email list, Nextdoor, and signage.
- Quorum: Confirmed present.
- Attendees: Todd and Nicole Bellamy, Tim and Amy Gonzalez, Debra Moore, Jeremy and Nicole Ryan, Terry McGowan, Rebecca Donovan, Jeffrey and Odena Foreman, Valerie Parker.

### 2. HOA Finances

- Prepared by Amy Gonzalez, Pointers Run HOA Treasurer
- Accounts: As of January 21, 2024, the HOA has two bank accounts.
  - Savings: \$3,503.51
  - Checking: \$6,278.33
- 2023 total outgoing expenses: \$5,519.64
- 2023 total deposits: \$7,536.32
- 2023 Expenses:
  - Mosquito spraying: \$812.00
  - Postal services total: \$361.14
    - 2022 PO box fee: \$97.00
    - 2023 PO box fee: \$194.00
    - Certified mail: \$70.14
  - Postal/administrative supplies total: \$256.50
    - \$96.46
    - \$89.90
    - \$70.14
  - Annual insurance policy: \$1,011
  - HOA Express: \$324.00
  - HOA meeting venue fee: \$35.00
  - Mowing/maintenance total: \$2,720.00
    - \$950.00
    - \$480.00
    - \$320.00
    - \$960.00

### 3. Common Areas Maintenance

- *Common Area on Pointers Lane (between Spaniel and Setters Courts):* The common area extends beyond the area that is currently being maintained. The overgrowth needs to be trimmed. The fence posts that line this area are in disrepair and was previously fixed by Ricky. Attempts were made by residents. The board will contact Ricky Powell

from Powell's Lawn Care to extend the area of maintenance to include this common area and inquire about the cost of fixing the fence.

- Retention Pond Maintenance: Noted as untidy with debris including cushions and lawnmower tires. Regular maintenance is required to prevent snake infestation.

#### **4. HOA Board Elections**

- The Board of Directors expresses its appreciation to Karen White for her dedicated service upon her departure from the board.
- Jeremy Ryan has been elected as a new member of the Pointers Run Homeowners Association Board of Directors.

#### **5. Dues, Payments, and Penalties**

- Savings Account: Noted the addition of a savings account. The savings account, which was initiated when the HOA resumed active operations in 2019, has shown notable growth. This development was highlighted as a positive step in the HOA's financial management.
- Budgeting: Discussed budgeting based on last year's expenses plus 10%.
- Dues: No increase in dues is expected for the coming year.
- Online Payments: There was a substantial increase in online payments using HOA Express.
- Outstanding balances: There are currently five homeowners with outstanding dues.
- Motion: Terry McGowan proposed setting a guideline for the checking account budget to hold 10% above last year's expenses with the remainder moving to the savings account. Nicole Ryan seconded the motion.
- Collections: A vote for sending overdue payments to collections was passed. Amy Gonzalez will research options, get three quotes, and present findings by March 20th, 2024.

#### **6. Projects and Proposals**

- Fence repair or replacement
- Dredging and clearing the retention pond
- A special assessment may be required for these projects once quotes are returned and a budget is established

#### **7. Open Discussion**

- Dues Schedule: Changes in due dates over the years were discussed. The decision was set for invoices to be sent to residents by March 31st, due 30 days later. A reminder will be sent at 3 months.
- Livestock: Noted that some residents may currently have poultry and/or livestock on their property, which is against county regulation.
- Driveway Maintenance: Residents are reminded to maintain gravel driveways to avoid safety hazards. Gravel driveways should be maintained in a way that neighboring properties or the common street areas are not affected by gravel.

- Rental Properties: Discussion on the language in the bylaws regarding the use of homes for business purposes and its applicability to rental properties. It was clarified that rental properties do not fall under the category of business zoning as per the current interpretation of the bylaws. This distinction means that homes used as rental properties are not considered a violation of the bylaw stating that homes may not be used for business purposes.

## **8. Closing Remarks**

- Next Meeting: Mid-January, 2025.