

## Greenbrier Hills Six HOA Meeting minutes taken 2023-12-11

The Annual meeting was held at 6:30 PM on Monday, December 11 at the Bel Air library on 100 E. Pennsylvania Ave.

Those in attendance were:

Board participants:

G Still, [address redacted]  
L Jones, [address redacted]  
G Gionet, [address redacted]  
C Barker, [address redacted]

Homeowner participants:

B Gillikin, [address redacted]  
I Elder, [address redacted]  
R Cartwright, [address redacted]  
J Westermeyer, [address redacted]

The meeting started promptly at 6:30 AM with Chris welcoming everyone and providing an overview of what would be covered in the meeting: New board members; Neighborhood improvements; Treasurers report and delinquent accounts; other business.

Once introductions were completed Garrison presented the Treasurer's report. Since we have not had an annual meeting for a couple of years Garrison reviewed the 2022 budget and then the 2023 budget. The 2023 budget was missing some end of year data due to the meeting schedule before year end. Typically, we have our annual meeting in the new year after the books have closed for the prior year. Points highlighted for the 2022 budget:

- (1) Baltimore Gas and Electric which appears to be the cost of the timer for lights that are supposed to illuminate the brick facades at our entrance on Tredmore. We are looking into determining whether we can remove this cost or not using solar lights.
- (2) Lawn Cutting costs were a bit higher than usual since we incurred a charge for weeding
- (3) Landscaping costs were elevated due to a rather strong storm that knocked down a few trees in the common area and were laying on personal property.
- (4) We had uncollected Homeowner dues and fees that were finally collected from delinquent accounts.
- (5) It was mentioned the reason we have annual dues of \$55 is because we as a community are sharing a storm drain runoff area at the intersection of Tredmore and Greystone. We are responsible for 1/3 the cost, with the shopping center and the adjoining community covering the other 2/3.

The 2023 budget was also reviewed:

- (1) Landscaping costs were elevated due to additional trees that required removal. If the trees fall in the common area and pose no danger to nearby homes they are left where they fall, otherwise reach out to the board and we will discuss what can be done to minimize damage to property
- (2) We incurred a Website charge for our HOA website that is paid every two years.
- (3) Uncollected homeowner dues and fees is large due to all monies having not been collected for the new year.
- (4) Under liabilities the Library Room Rental was paid by Garrison out of pocket so he will be paid via check from the Association account.

Next we opened the floor for discussion and question regarding the budget. It appears we have some delinquent homeowners who are behind in the \$55/yr association dues. We are looking into placing liens on their property to have payments promptly.

There were questions regarding 4 houses that are defined under our community because their properties drain into our storm drain area. These homes are on Umberger drive behind the Martson Court area.

A question came up regarding whether we have a credit card, debit card, or Venmo. The answer was we do not currently but will look into this to make it easier for people to pay their Association dues.

A question came up regarding who is responsible to notify the new buyers about the Association dues status and if the home is in good standing. The answer from a realtor in our community stated it is the owners responsibility to provide this information to the new buyer. The association does not reach out unless a lien is filed against home to be sold so the Association can recoup the outstanding balance.

A question was asked about who cuts the grass on the "calming island" (speed barrier) on Tredmore. We are looking into it, but were under the assumption it was the county and not our communities responsibility.

The attending membership was asked if anyone was interested in being on the board. We had three interested parties: Blye, Rebecca, and April ( who was not able to attend the meeting). Chris and Lana will step down in the new year. Transition activities will be underway shortly and the new board will move forward with its new agenda. Once that is ironed out, a notice will go out to welcome the new members formally and provide information we feel will be helpful for the community members.

The meeting ended at 7:45 pm